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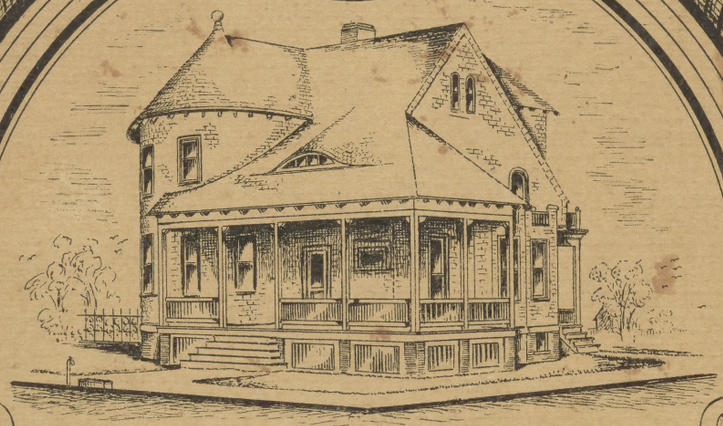


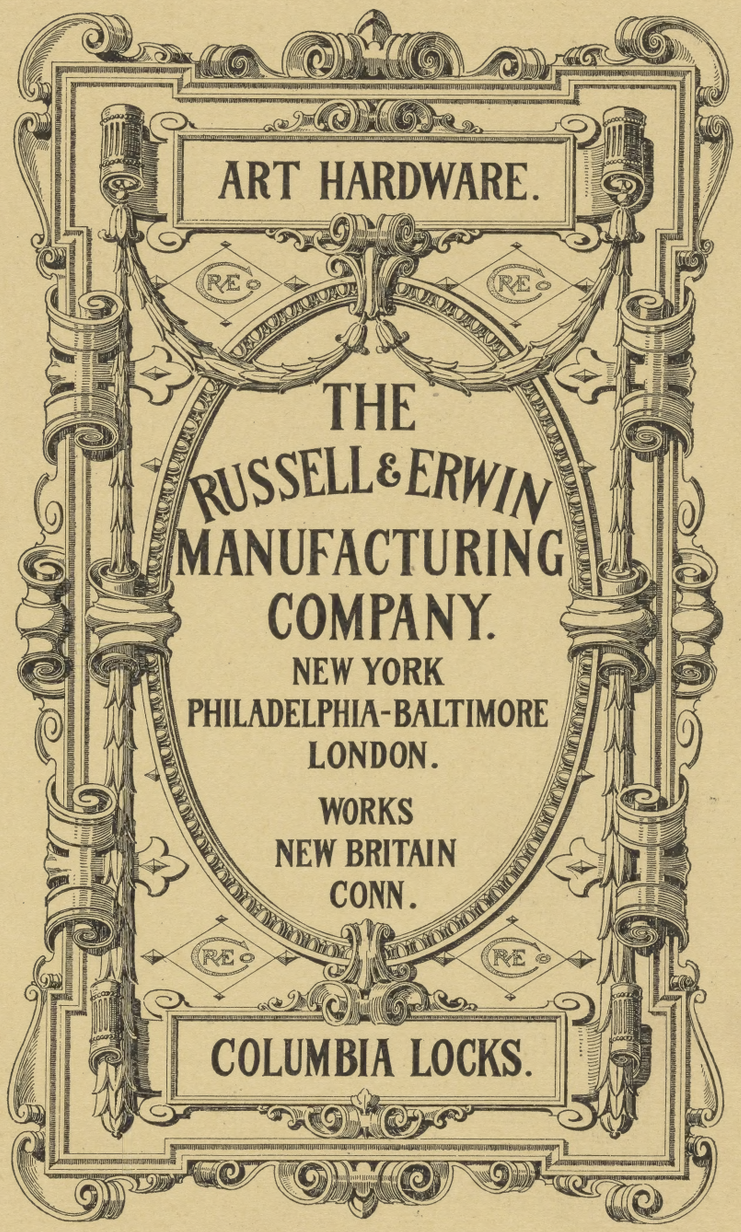
H. GALLOWAY TENEYCK.

ARCHITECT,

NEWARK, N.J.

WM. J. HOARE.

SECOND EDITION.



All of the buildings that appear in this book were fitted up with Russell & Erwin's hardware.

A FEW OF THE MANY

SUBURBAN AND CITY DWELLINGS

THAT HAVE BEEN ERECTED BY

H. GALLOWAY TEN EYCK

Architect

CORNER MARKET AND BROAD STREETS

(FIREMEN'S INSURANCE BUILDING) NEWARK, NEW JERSEY

SECOND EDITION

L. J HARDHAM, PRINTER.

INTRODUCTION

THE success of the first edition of CITY and SUBURBAN dwellings has been such as to justify the issue of this present book, which is larger and better than its predecessor. This book is believed to contain a larger percentage of plans better suited for dwellings of moderate cost.

My object in publishing this book, is to place in the hands of Home Builders a few of the many plans of modern dwellings that I have actually erected. Many into whose hands it will come will, no doubt, be disappointed in not finding a complete set of plans, working drawings, estimates, etc.; this has not been my intention. The object of this book is to bring to the knowledge of Home Builders, the means of securing plans of modern dwellings (that have actually been built) at a moderate cost.

Thankful for the large patronage I have received during the past twenty-two years, I hope, by trying to please my clients, as I have in the past, to still merit a share of the public patronage.

(Suggestions in regard to building, and testimonials, see first edition.)

H. GALLOWAY TEN EYCK, Architect

No. 784 BROAD STREET NEWARK, NEW JERSEY

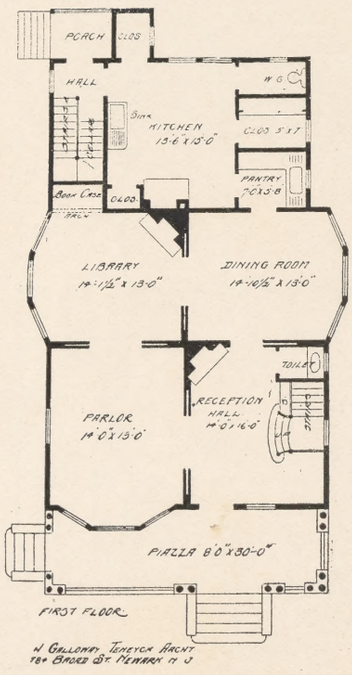
Yours Truly
H. Galloway Lewis

REFERENCES

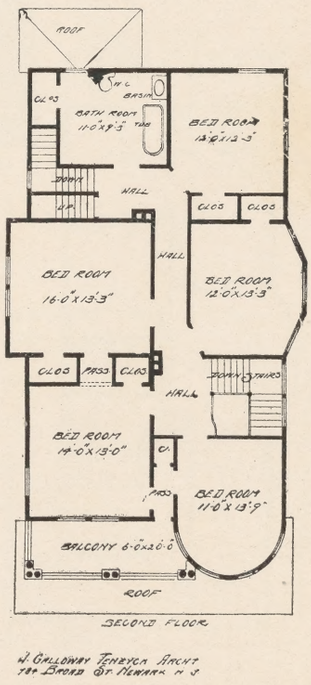
THE NAMES OF A FEW OF THE MANY PEOPLE THAT I HAVE PLANNED HOUSES FOR:

J. A. Applegate, Flushing, L. I.
J. A. Abercrombie, Forest Hill, N. J.
F. W. Arnold, Hardwick, Vt.
A. B. Barkman, Chicopee Falls, Mass.
Edw. Black, Waldwick, N. J.
Prof. K. S. Blake, Forest Hill, N. J.
John J. Barrett, Belleville, N. J.
William E. Blewett, Newark, N. J.
John Brannigan, Newark, N. J.
F. S. Becroft, with Century Publishing Co., New York City.
John F. Bonykamper, Forest Hill, N. J.
S. E. Beebe, Essex, N. J.
C. H. Burgeser, Columbia Heights, N, J.
S. M. Barnett, Forest Hill, N. J.
John M. Baldwin, Newark, N. J.
Frank S. Crane, Newark, N. J.
Dr. A. M. Clark, Forest Hill, N. J.
W. M. Clark, Newton, N. J.
D. A. Clearman, Essex, N. J.
W. E. Carlson, Forest Hill, N. J.
John L. Clayton, Westfield, N. J.
Thos. M. Clark, Elizabeth, N. J.
John B. Coeyman, Belleville, N. J.
George T. Casebolt, Belleville, N. J.
D. F. Corser, Portland, Me.
Fred. S. Crane, Newark, N. J.
Mrs. Susan Cheney, Newark, N. J.
James Dodge, Forest Hill, N. J.
P. F. Downey, Brooklyn, N. Y.
Chester Depuy, Belleville, N. J.
Robert H. Deacon, Nutley, N. J
A. V. Dey, Newark, N. J.
John De Mouth, Belleville, N. J.
James H. Du Boise, Forest Hill, N. J.
John M. Deming, Warwick, N. Y.
C. W. Eakley, Forest Hill, N. J.
George D. Emerson, Essex, N. J.
W. V. Engelberger, Newark, N. J.
Harry Fellows, Belleville, N. J.
Chas. E. Fisher, Read st., New York City.
James V. Forster, Bentley ave,, Jersey City, N. J.
W. Forgie, Washington, Pa.
A. B. Griffin, Verona, N. J.
John C. Groel, Newark, N. J.
Chas. W. Gemar, East Orange, N. J.
George R. Hill, 28 Union square, New York City.
Elias G. Heller, Newark, N. J.
Francis Haggerty, Newark, N. J.
S. H. Hopkins, Newton, N. J.
E. Harmes, Columbia Heights, N. J.
Adam Herzinger, Columbia Heights, N. J.
Riley Hartley, Philadelphia, Pa.
G. M. Hilbert, Mountain Top, Pa.
John F. Jack, Forest Hill, N. J.
John D. Jones, Dolgeville, N. Y.
E. Kingston, Newark, N. J.
S. Keer, Arlington, N. J.
J. Edw. Keene, Forest Hill, N. J.
A. S. Van Sant, Forest Hill, N. J.
James T. Kitchell, Newark, N. J.
Robert Kuebler, Forest Hill, N. J.
Dr. J. N. Kline Belleville, N. J,
D. B. Kennedy, Flushing, Long Island, New York.
A. M. Lowe, Forest Hill, N. J.
E. E. Lillie, Forest Hill, N. J.
John M. Leacher Nantuck, Pa.
John Leary, Newark, N. J.
D. M. Lake, Columbia Heights, N. J.
A. Muir, Forest Hill, N. J.
Thomas Miller, Essex, N. J.
J. A. Moore, Belleville, N. J.
C. Meyer, Verona, N. J.
J. E. Matison, Newark, N. J.
C. B. Mason, Forest Hill, N. J.
Samuel Nichols, Franklin, N. J.
William Nichols, Franklin, N. J.
John Nichols, Franklin, N. J.
Ernest Nagles, Manager of Columbia Heights Asso'n, Columbia Heights.
James H. Osborne, Essex, N. J.
Geo. Ortell, 155 Fulton st., New York City.
Solomon K. Osborne, Ninth National Bank, New York City.
Robert A. Osborne, Newark, N. J.
Dr. J. Allen Osmum, Newark, N. J.
L. B. Parsons, Rutherford, N. J.
Rev. C. E. Preston, Providence, R. I.
E. E. Rolof, Forest Hill, N. J.
Samuel Richards, Butchers' and Drovers' Bank, New York City.
E. J. Rine, Forest Hill, N. J.
E. E. Reitman, Columbia Heights, N. J.
Mrs. Lydia Runyon, Newark, N. J.
Charles T. Shipman, Newark, N. J.
A. L. Smith, Forest Hill, N. J.
Rev. Henry Spellmeyer, Newark, N. J.
A. N. Streeter, Essex, N. J.
Henry Spellmeyer, Sr., Newark, N. J.
Hon. Alfred S. Skinner, Newark, N. J.
Peter Schappach, Newark, N. J.
Wm. B. Savell, Columbia Heights, N. J.
Matthew Stowe, Jersey City, N. J.
W. A. Smith, Ninth National Bank, New York City.
George F. Spencer, Forest Hill, N. J.
E. H. Towle, Forest Hill, N. J.
Tompkins Bros., Newark, N. J.
Prof. Terwilliger, Newark, N. J.
John B. Templin, Essex, N. J.
Mrs. H. C. Taylor, Maplewood, N. J.
J. F. Vreeland, Newark, N. J.
Mrs. Annie Van Reyper, Essex, N. J.
Charles Van Wagoner, Bloomfield, N. J.
Alex. Volhey, Columbia Heights, N. J.
Thomas Ward, Newark, N. J.
James Whiteley, North Adams, Mass.
H. C. Waite, Forest Hill, N. J.
John F. Wisschusen, Belleville, N. J.
J. A. Webber, Columbia Heights, N. J.
F. C. White, North Adams, Mass.
Henry S. Wilson, Lakeville, Conn.
James Adamson, Prohibition Park, Staten Island, N. Y.
Mrs. Eliza Burrows, Newark, N. J.
W. W. Armfield, Millington, N. J.
Louis Meiser, Arverne, Long Island, N. Y.
L. Everett Broiles, Tiffin, O.
E. E. Batchelder, Hardwick, Vt.
M. J. Bennet, McKeesport, Pa.
Cory, Heller Company, Newark, N. J.
Oscar O. Brewer, Treas. of Newark Fire Insurance Co., Newark, N. J.
D. J. Brown, North Adams, Mass.
L. Demarest, Forest Hill, N. J.
F. J. Ensor, Arlington, N. J.
H. W. Clark, Newark, N. J.
Seth R. Dole, Concord, N. H.
W. A. Evans, South Orange, N. J.
W. E. Jacobus, Dover, N. J.
E. E. Gano, Princeton, N. J.
L. C. Darris, Forest Hill, N. J.
Jos. G, Grindy, North Adams, Mass.
H. R. Hogan, Bangor, Me.
Chas. Hughes, Jersey City, N. J.
Mrs. Ida I. Hatfield, Newark, N. J.
Walter T. Johnson, Newark, N. J.
C. J. Gregory, Blairsville, Pa.
Chas. W. Gifford, Pawtucket, R. I.
C. F. Markle, Dubuque, Iowa.
Hon. J. D. Kenna, Brooklyn, N. Y.
Walter P. Lindsley, Caldwell, N. J.
Thos. Morton, Salsbury Savings Bank, Lakeville, Conn.
B. M. Messler, Newark, N. J.
M. F. McCormick, Baltimore, Md.
Geo. McDonald, St. Johns, New Brunswick, Canada.
H. P. Minton, Morris ave., N. J.
Mrs. E. Lambert, Jersey City, N. J.
Mrs. Emma A. Kempf, Newark, N. J.
Wm. Kane, Lakeville, Conn.
A. H. Osborne, Belleville, N. J.
Thos. Norton, Lakeville. Conn.
A. W. Osmun, Newark, N. J.
Mrs. Elizabeth G. Osborne, Edgewood Heights, N. J.
A. H. Peal, Newark, N. J.
D. A. Nichols, Monroe, Conn.
John C. Pohl, Easton, Pa.
Mrs. Mary O'Reiley, Newark, N. J.
John Ross, Lawrenceville, N. J.
E. B. Rice, Bradley Beach, N. J.
F. F. Reed, North Adams, Mass.
Christian Trefz, Newark, N. J.
J. K. Smith, North Adams, Mass.
J. B. Temple, North Adams, Mass.
W. H. Randolph, Atlantic City, N. J.
F. J. Staats, Columbia Heights, N. J.
Edw. W. Snow, Belleville, N. J.
Prof. Stevenson, Wesleyan University, Delaware, Ohio.
Chas. Rakestraw, Columbia Heights, N. J.
J. J. Small, Newark, N. J.
Thos. W. Smith, Bloomfield, N. J.
Chas. A. Seiler, Columbia Heights, N. J.
H. C. Tilley, Columbia Heights, N. J.
J. E. Taylor, Columbia Heights, N. J.
John Smith, North Adams, Mass.
Mrs. Julia Roeber, Newark, N. J.
K. Von Goeben, Newark, N. J.
S. P. Weare, Newburyport, Mass.
H. L. Wheatley, Chicago, Ill.
F. A. Zipf, Columbia Heights, N. J.
W. G. Snyder, North Adams, Mass.
C. C. Pike, Boston, Mass.
Irvington Real Estate Co., Baltimore, Md.
Mrs. Harriet M. Elwood, Dekale, Ill.

DESIGN No. 51.



Design No. 51 was erected for Mr. Chas. B. Mason, at Forest Hill, N. J. The heights of the stories are as follows: Cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in., and third story, 8 ft. There is a cellar under the whole house and is of brick below grade and faced with stone above grade. Style of house is "Full Frame," this is sheathed and papered; the first story is clap-boarded, and the second story, gables and roofs are shingled. Flooring through is North Carolina Pine, and the interior trim is Cypress, finished in the natural wood. The walls are finished with Adamant hard finish. House has a Laundry in cellar, range, and best sanitary plumbing in bath room, etc. The building is heated with a hot air furnace.



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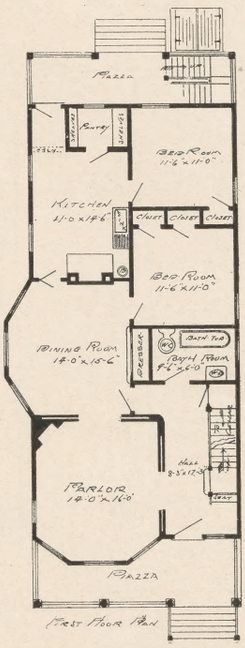
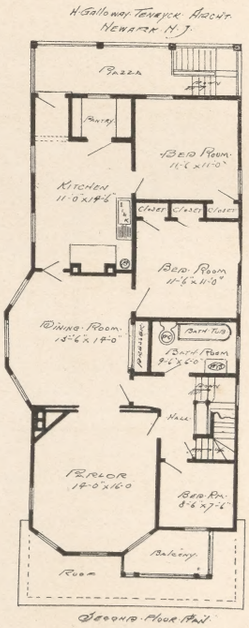
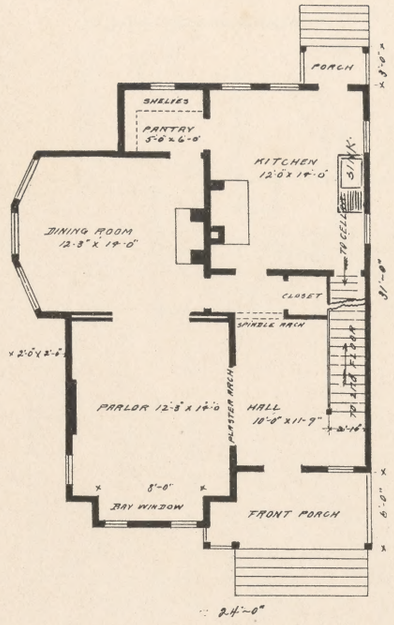
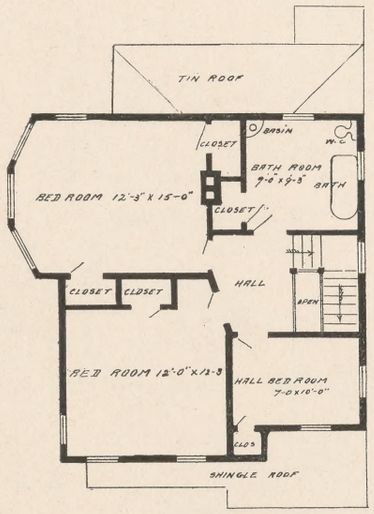


Design No. 52 was erected for Mr. Fred. A. Staats, at Columbia Heights, N. J. This house is arranged for two families. The cellar is 7 ft. high; first and second stories, 9 ft. 6 in. high, and the third story, 8 ft. high. Cellar under the whole house, brick foundation, cemented cellar bottom. House is "Full Frame," covered with sheathing boards, sheathing paper and white pine clapboards; gables and roofs are shingled. Floors throughout are of North Carolina flooring; interior trim is white wood, finished in the natural color. There are two rooms finished in the third story. Walls throughout are finished with Adamant hard finish. Laundry in cellar, and bath room on each floor. All plumbing fixtures are connected up with hot and cold water. House is heated with hot air furnace.





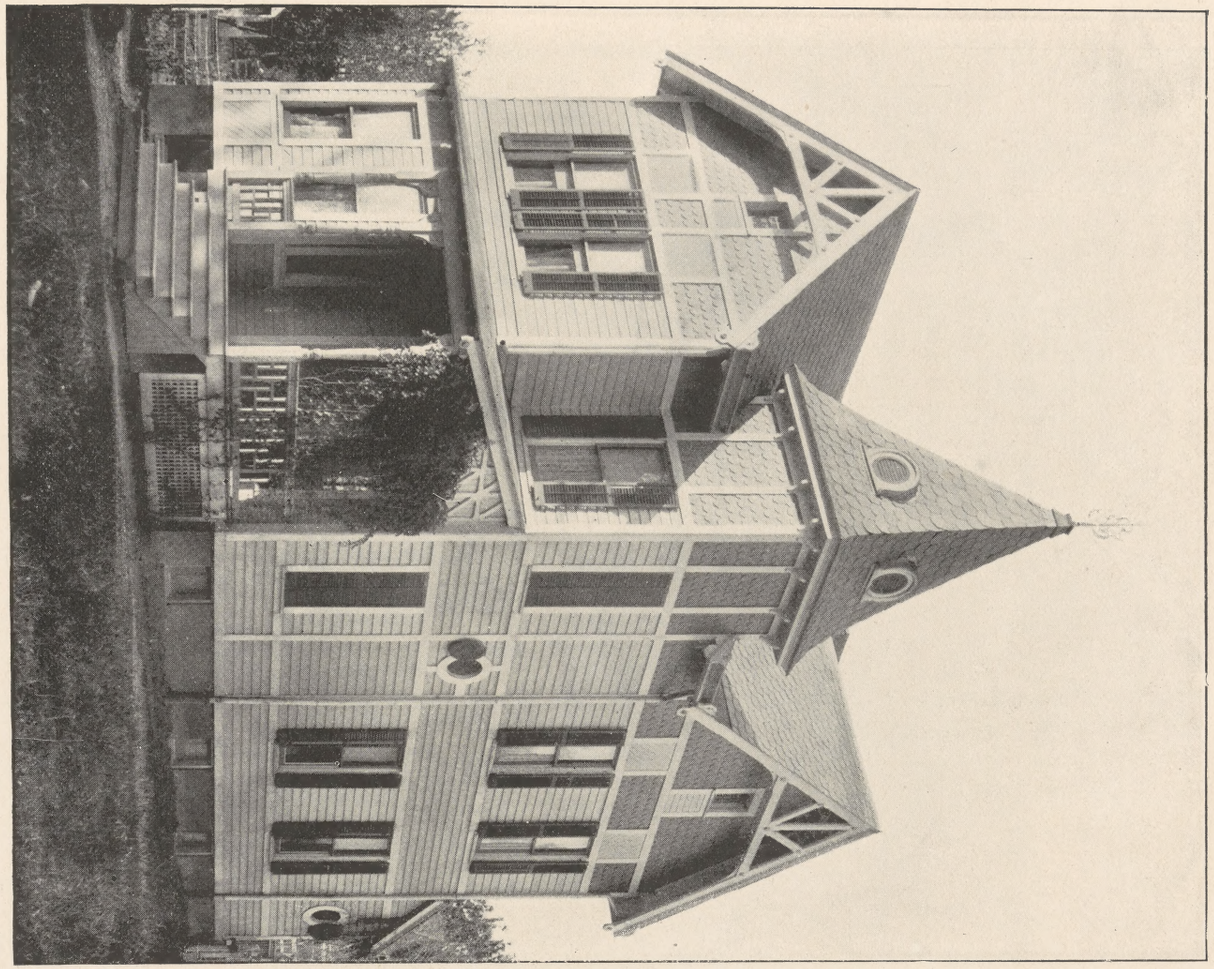
FIRST STORY PLAN.



SECOND STORY PLAN.
SCALE 1/8" = ONE FOOT.

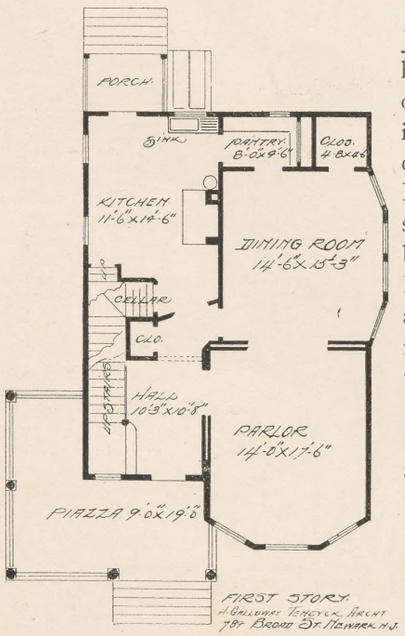
H. GALLOWAY TENEYCK ARCHT.
787 BROAD ST. NEWARK N. J.

DESIGN No. 53.

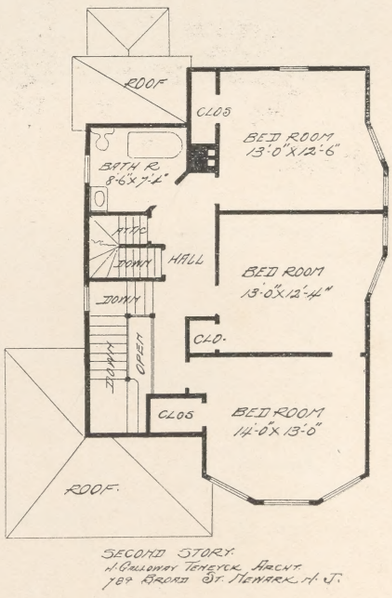


Design No. 53 was erected for Mr. George R. Hill, at Nutley, N. J. Heights of these ceilings are, cellar, 7 ft.; first story, 9 feet; second story, 8 ft. 6 in. Attic is unfinished, with floor laid only. Cemented cellar under the whole house, brick foundation. Building is "Full Frame;" this is covered with hemlock sheathing, sheathing paper and clap-boards; roofs and gables are shingled. Floors are of North Carolina flooring; interior trim is white wood, finished in the natural wood. Walls are hard finish Adamant plaster throughout. Bath room has bath tub, wash bowl and water closet. Kitchen has range, sink and hot water boiler. There is a laundry in cellar. All fixtures are connected with hot and cold water. House is heated with hot air furnace.

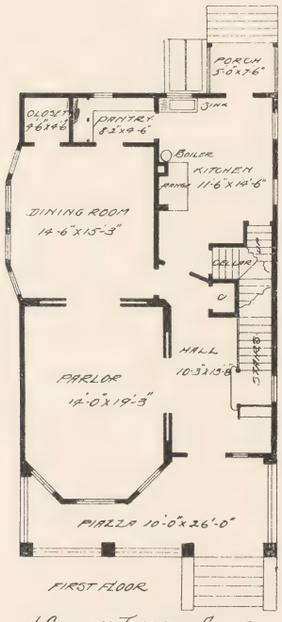
DESIGN No. 54.



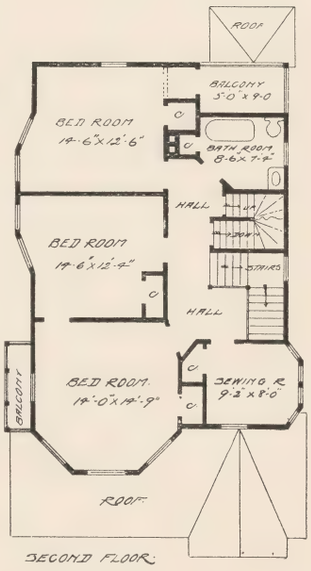
Design No. 54 was erected for Mr. Jas. Dodge, at Forest Hill, N. J. Cellar is 7 ft. deep; first story, 9 ft.; second and third stories, 8 ft. The cellar is under the whole house and is cemented; foundation is of brick. Frame is covered with sheathing, sheathing paper and white pine clapboards. Roofs and gables are shingled. Floors throughout are of white pine, and interior trim is of white wood, finished in the natural wood. There are two rooms finished in the third story. House is heated with a hot air furnace. Bath room has water closet, wash bowl and bath tub. Kitchen is supplied with range, sink and hot water boiler. Laundry in cellar. All fixtures are connected with hot and cold water. The walls throughout are finished with Adamant hard finish.



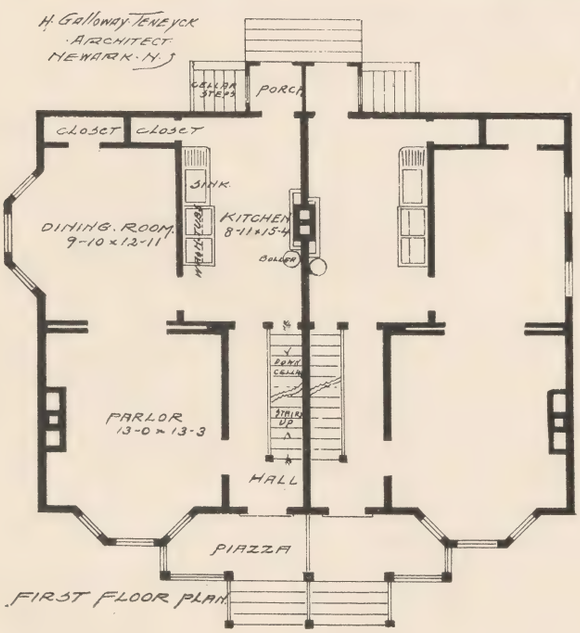
DESIGN No. 55.



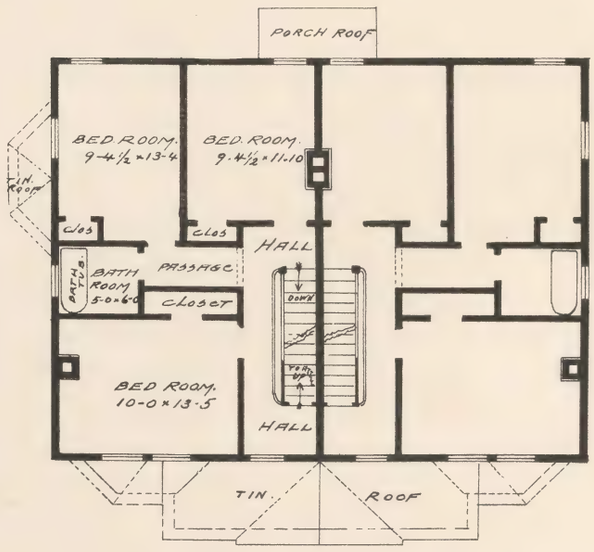
Design No. 55 was erected for Mr. Rob't Kuebler, at Forest Hill, N. J. Heights of ceilings are, cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. Celler is under the whole house and is cemented. Foundation is of stone. This is a "Full Frame" building. Frame is covered with sheathing, sheathing paper and clap-boards; gables are paneled, as shown in photograph; roof is shingled. Floors are of yellow pine, and trim is natural white wood. This building has one room finished in the third story. House is heated with hot air. Laundry in cellar. Bath tub, water closet and wash bowl in bath room. Sink, range and hot water boiler in kitchen; all fixtures are connected with hot and cold water. The walls are plastered throughout with Adamant hard finish.



DESIGN No. 56.



FIRST FLOOR PLAN

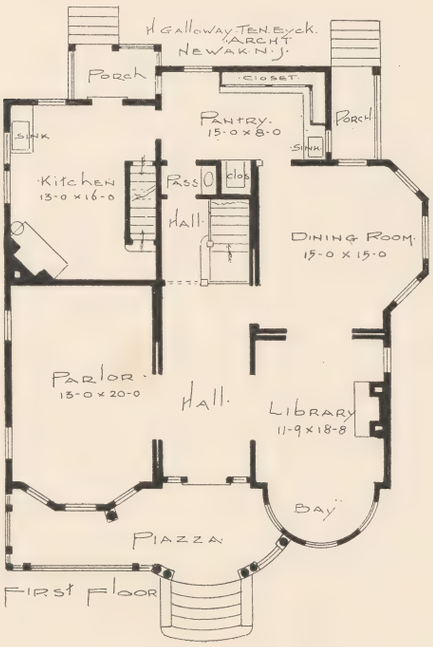


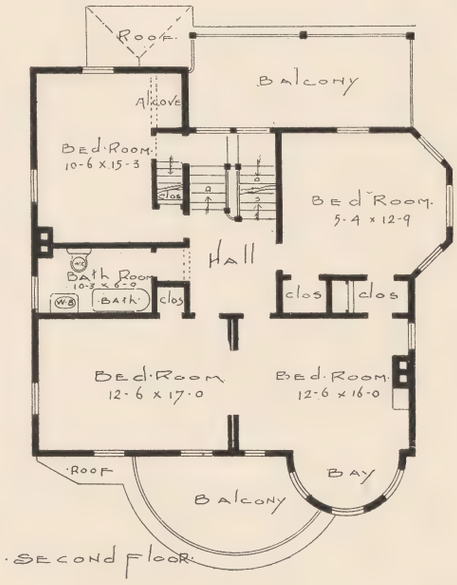
SECOND FLOOR PLAN

Design No. 56 was erected for Mrs. Annie Muir, Forest Hill, N. J. This building is arranged for two families. Heights of stories are, cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. and third story, 8 ft. There is a cellar under the whole house, brick foundation, "Full Frame," covered with sheathing, sheathing paper and clap-boards; gables and roofs are shingled. Interior trim is white wood, finished in the natural color. Floors are of North Carolina pine. There is a room for each family finished in the third story. Houses are heated with hot air furnaces. Bath tub in bath rooms, and sink, ranges and hot water boilers in kitchens. All fixtures are connected with hot and cold water. The walls are finished with Adamant hard finish.

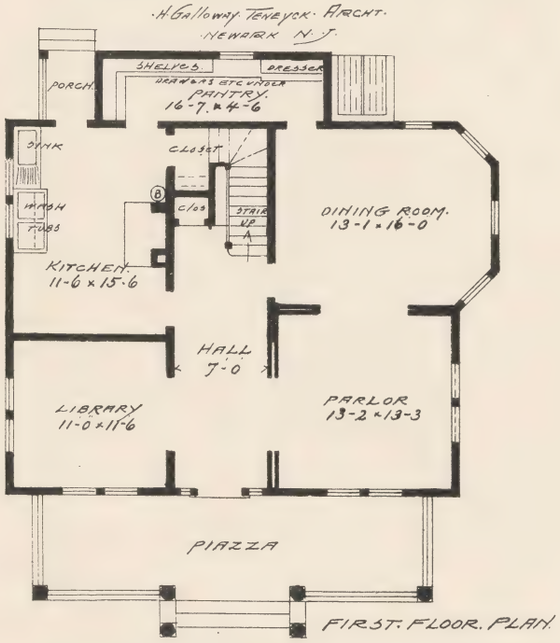
DESIGN No. 57.

Design No. 57 was erected for Mr. John N. Leary, at Forest Hill, N. J. Heights of stories are, cellar, 7 it.; first story, 10 ft.; second story, 9 ft., and third story, 8 ft. Cellar under the whole house and is cemented. Stone foundation. The floors on the first floor are of hard wood; also the trim of first floor. Floors of second and third stories are North Carolina flooring, and trim of these stories is white wood; all trim is finished in the natural wood. The house is heated by a steam apparatus. Walls throughout are Adamant hard finish. There is a laundry finished up in the cellar. Wash bowl, water closet and bath tub in bath room; sink, range and hot water boiler in kitchen, and in the passageway, between hall and kitchen, there is a wash bowl. All fixtures are connected with hot and cold water.

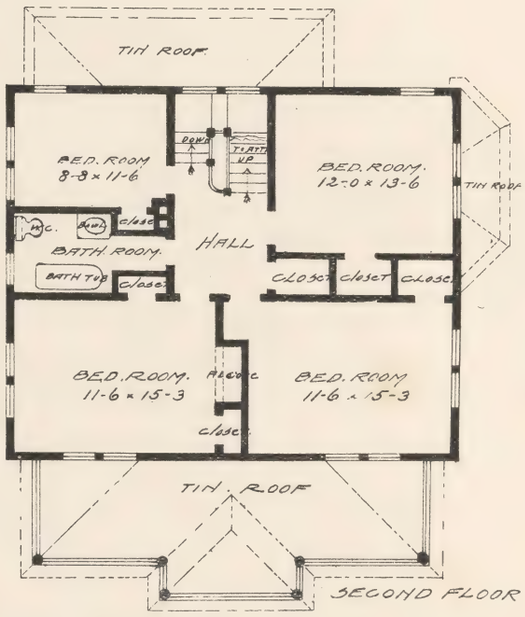




DESIGN No. 58.



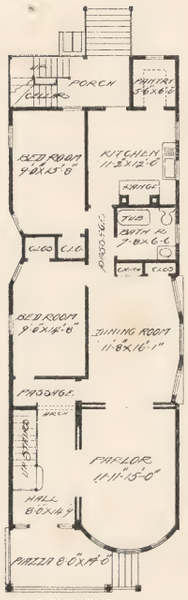
FIRST FLOOR PLAN



SECOND FLOOR

Design No 58 was erected for Mr. George R. Hill, Nutley, N. J. The cellar of this house is 7 ft.; first story, 9 ft. 4 in.; second story, 8 ft. 4 in.; third story, 8 ft. Cemented cellar under the whole house and stone foundation. The walls throughout the house are of Adamant plaster, hard finish. Frame is that known as "Full Frame"; this is covered with sheathing, sheathing paper and clap-boards; roofs are shingled. Floors throughout are of yellow pine, and all trim is of cypress, finished in the natural color. Wash trays, sink, hot water boiler and range in kitchen, and wash bowl, bath tub and water closet in bath room. All plumbing fixtures are connected up with hot and cold water. House is heated by hot air. There is one finished room in third story.

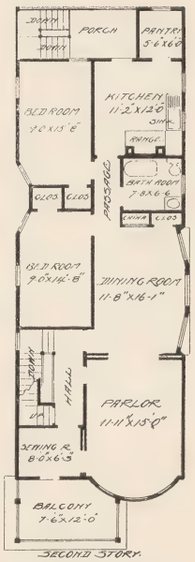
DESIGN No. 59.



FIRST STORY

H. GALLOWAY TENEYCK, ARCHT.
784 BROAD ST. NEWARK, N. J.

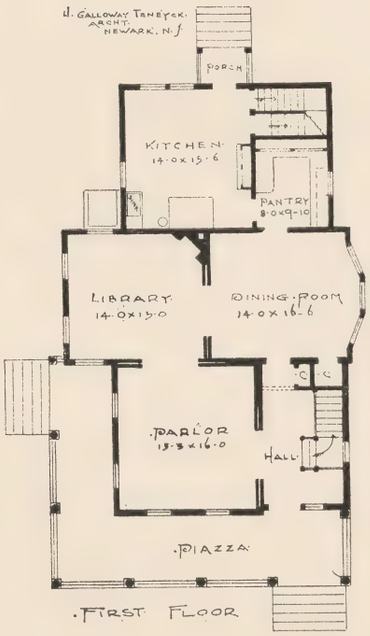
Design No. 59 was erected for Mr. J. J. Small, Summer avenue, Newark, N. J. This house is arranged for two families. Heights of stories are, cellar, 7 ft.; first story, 9 ft.; second story, 9 ft., and third story, 8 ft. Cellar under the whole house and is cemented. Foundation is of brick. The walls throughout are plastered with Adamant hard finish plaster. The floors are of North Carolina pine flooring, and trim throughout is of cypress, all finished in the natural wood. There is a laundry finished up in cellar, and range, sink and hot water boilers in kitchens; and bath tub, wash bowl and water closet in bath room on each floor. There are three finished rooms in the third story.



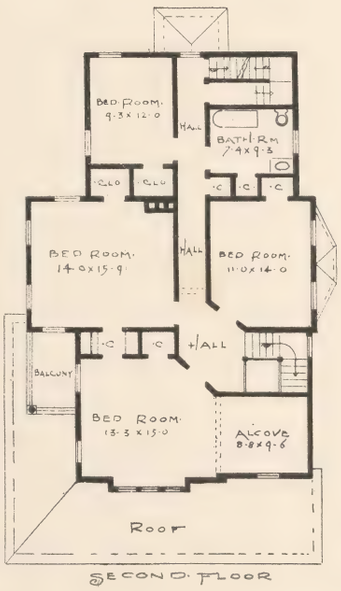
SECOND STORY.

H. GALLOWAY TENEYCK, ARCHT.
784 BROAD ST. NEWARK N. J.

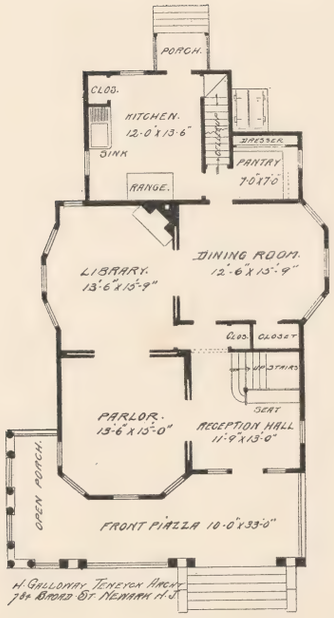
DESIGN No. 60.



Design No. 60 was erected for Mrs. Susan Beebe, at Edgewood Heights, Belleville, N. J. The heights of the stories in this building are, cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in., and third story, 8 ft. Cellar, which is cemented, extends under the whole house, and the foundation is brick. House is "Full Frame," which is covered with sheathing, sheathing paper and clap-boards; roofs are shingled. North Carolina floors throughout and white wood trim, finished in the natural color. House is heated with hot air. Laundry finished in cellar, and sink, range and hot water boiler in kitchen. In the bath room there is wash bowl, water closet and bath tub; all plumbing fixtures connected with hot and cold water. Two rooms finished in the third story. Walls throughout are plastered with Adamant hard finish plaster.

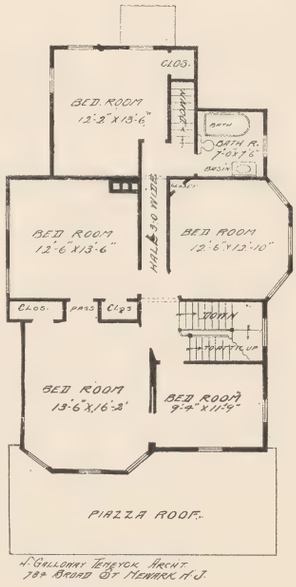


DESIGN No. 61.



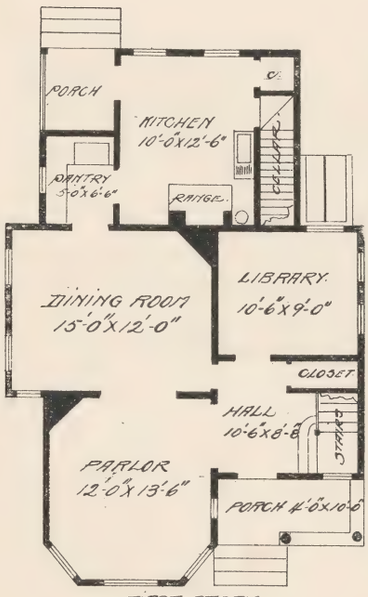
FIRST STORY.

Design No. 61 was erected for Mr. W. E. Jacobus, Dover, N. J. Heights of stories are, cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in., and third story, 8 ft. Cemented cellar under the whole house, brick foundation. This house is "Full Frame," which is covered with sheathing, sheathing paper and clap-boards; roofs are shingled. Hard wood floors on first floor, North Carolina flooring on second and third floors. Trim throughout is cypress, finished in natural color. Laundry in cellar, and the kitchen is fitted up with range, sink and hot water boiler. Bath room is fitted up with the usual fixtures. House is heated with hot air. There is one room finished in third story.



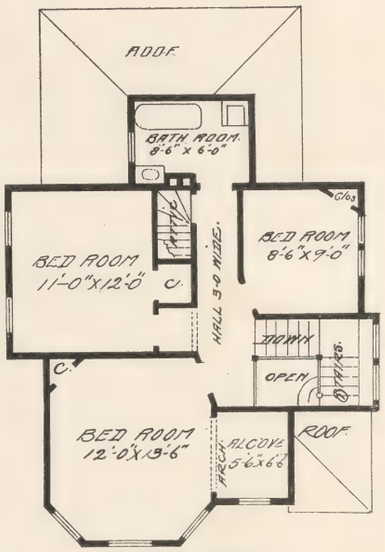
SECOND STOR

DESIGN No. 62.



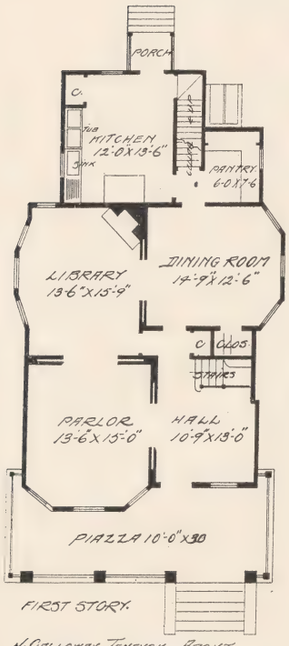
FIRST STORY
H. GALLOWAY TENEYCK ARCHT.
789 BROAD ST. NEWARK N. J.

Design No. 62 was erected at Forest Hill, N. J., for Mr. W. E. Carlson. The heights of stories are as follows: cellar, 7 ft.; first story, 9 ft.; second story, 8 ft.; third story, 8 ft. Third story is unfinished, with the exception of having a floor laid. Cellar under the whole house, stone foundation. Adamant hard finish plaster for all the walls. House is "Full Frame," which is covered with sheathing, sheathing paper and clap-boards; gables and roofs are shingled. Floors throughout are of North Carolina flooring, and trim of white wood, finished in natural wood. There is a laundry in the cellar of this house, and a range, sink and hot water boiler in kitchen. Bath room is fitted up with water closet, wash bowl and bath tub. House is heated with hot air furnace.



SECOND STORY
H. GALLOWAY TENEYCK ARCHT.
789 BROAD ST. NEWARK N. J.

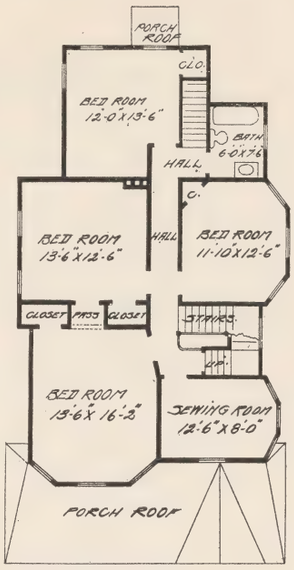
DESIGN No. 63.



FIRST STORY.

H. CALLOWAY TENEYCK, ARCHT.
784 BROAD ST. NEWARK, N.J.

Design No. 63 was erected for Mr. Robert Kuebler, at Forest Hill, N. J. Heights of stories are, cellar 7 ft.; first story, 9 ft. 6 in.; second story 8 ft. 6 in., and third story, 8 ft., which has two finished rooms. Cemented cellar under the whole house, brick foundation. Adamant hard finish plaster for the walls throughout the house. House is "Full Frame" which is covered with sheathing, sheathing paper and clap boards; gables and roofs are shingled. Floors throughout are of North Carolina pine, trim is cypress, finished in the natural wood. Laundry in cellar, and range, sink and hot water boiler in the kitchen. Bath room is fitted up with wash bowl, water closet and bath tub. House is heated with hot water heater.

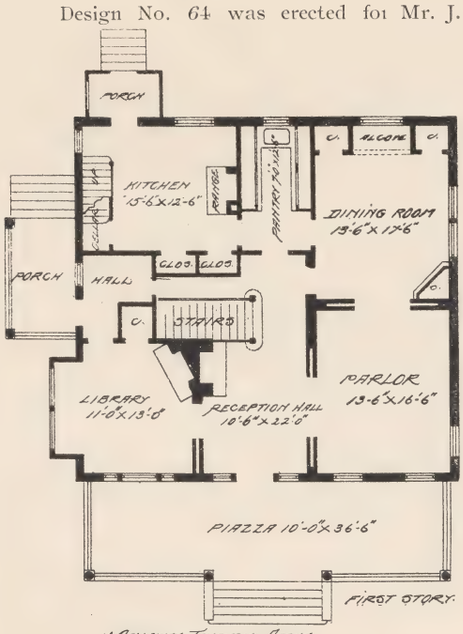


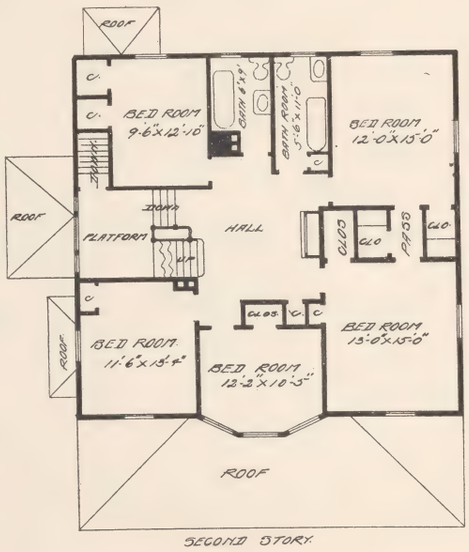
SECOND STORY.

H. CALLOWAY TENEYCK, ARCHT.
784 BROAD ST. NEWARK, N.J.

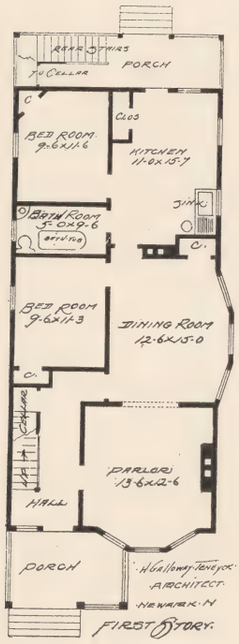
DESIGN No. 64.

Design No. 64 was erected for Mr. J. A. Abercrombie, Forest Hill, N. J. Heights of stories are, cellar, 7 ft.; first story, 10 ft.; second story, 9 ft. 6 in.; third story, 8 ft. 6 in., with two rooms finished. Cemented cellar under the whole house, stone foundation. The walls throughout are of Adamant plaster, hard finish. The exposed parts of foundation are of rock face brown stone, exterior of first story is old gold brick, with brown stone trimmings; second story and roofs are shingled. House is "Full Frame," and second story is covered with sheathing, sheathing paper, etc. First floor is laid with hard wood; second and third stories are of North Carolina pine flooring; first story trim is of hard wood; second and third stories is white wood, all finished in the natural colors. This house has a laundry in the cellar, with the usual plumbing fixtures. The house throughout has the best of sanitary plumbing. This building is heated with hot water apparatus.

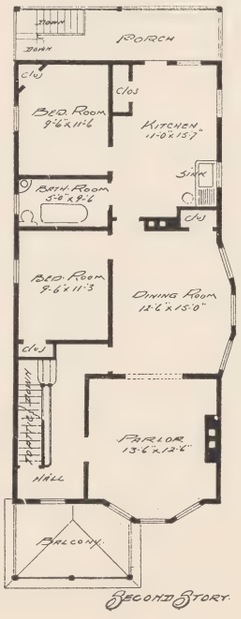




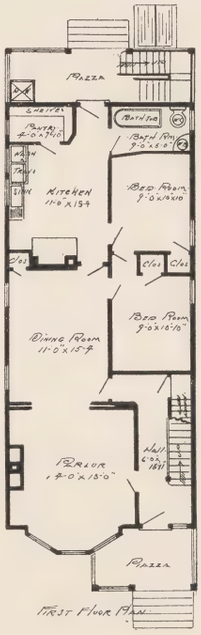
DESIGN No. 65.



Design No. 65 was erected for Mr. Ernest Reitman, at Columbian Heights, N. J. This is arranged for two families. Heights of stories are, cellar 7 ft.; first and second stories, 9 ft.; third story is unfinished, with floor laid only. Cemented cellar under the whole house, brick foundation. Adamant hard finish plaster for all walls. House is "Full Frame," which is covered with sheathing, sheathing paper, etc.; roofs and gables are shingled. Floors throughout are of North Carolina pine; trim is white wood, finished in the natural color. Each floor has a bath room and a laundry, with the best sanitary plumbing.

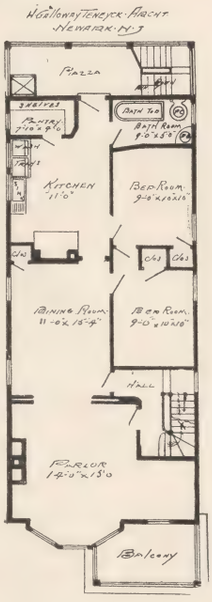


DESIGN No. 66.



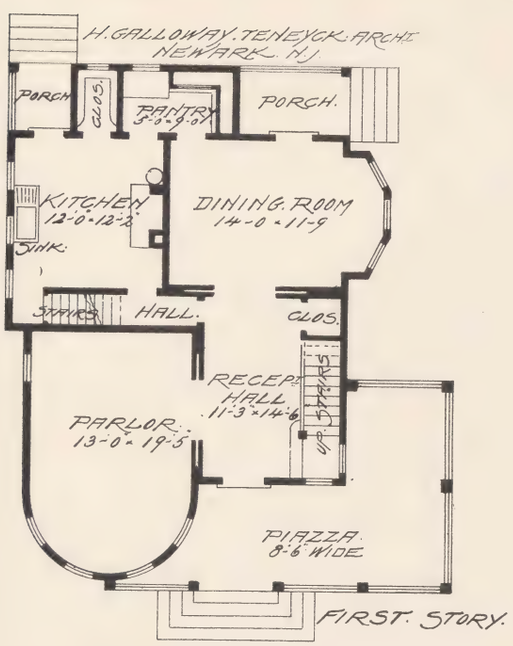
First Floor Plan

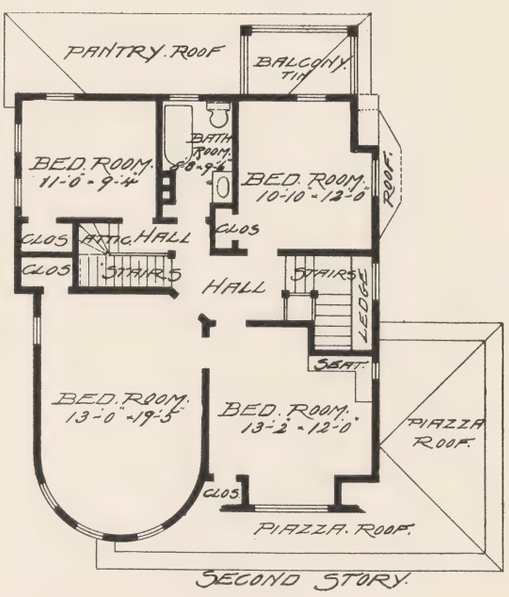
Design No. 66 was erected for Mr. D. M. Lake, at Columbian Heights, N. J. This house is arranged for two families. Heights of stories are, cellar, 7 ft.; first and second stories, 9 ft. 6 in.; third story, 8 ft., with two finished rooms. Cemented cellar under the whole house, brick foundation. Adamant hard finish plaster for all walls. House is "Full Frame," which is covered with sheathing, sheathing paper and clap boards; gables and roofs are shingled. Floors throughout are of North Carolina pine, and trim is of white wood, finished in the natural wood. Each floor has a laundry and bath room, with the best sanitary plumbing. House is heated with a hot air furnace.



Second Floor Plan

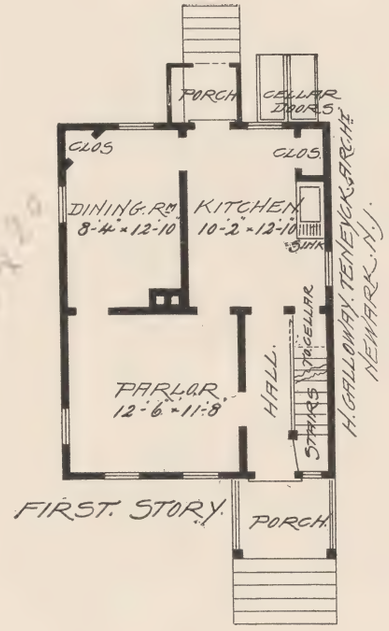
DESIGN No. 67.



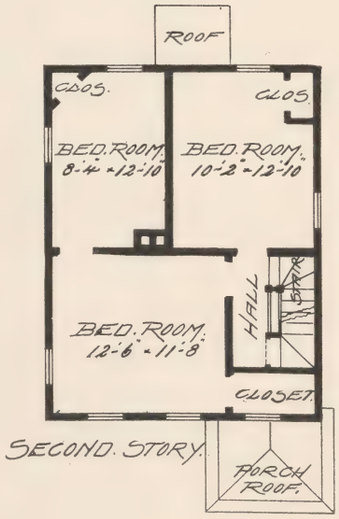


Design No. 67 was erected for Mrs. Elizabeth G. Osborne, at Edgewood Heights, N. J. Heights of stories are, cellar, 7 ft.; first story, 10 ft.; second story, 8 ft. 6 in.; third story, 8 ft., which has one finished room. Cemented cellar under the whole house, brick foundation. Adamant hard finish plaster for walls. This house is "Full Frame," which is covered with sheathing and sheathing paper; roofs and side walls are shingled. Floors throughout are of North Carolina pine, and trim is of white wood, finished in the natural color. Laundry in cellar, and the house throughout is fitted up with the best sanitary plumbing. House is heated with a hot air furnace.

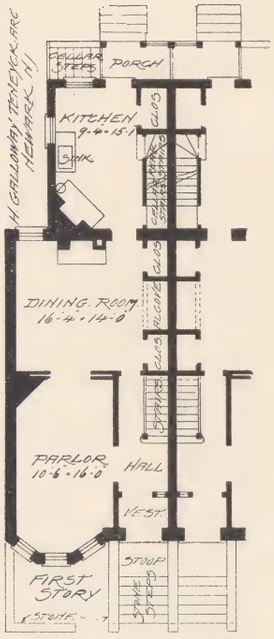
DESIGN No. 68.



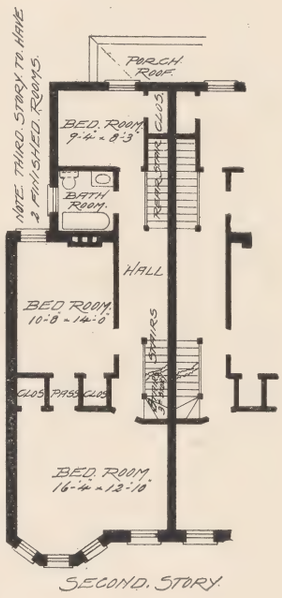
Design No. 68 are plans for two cottages that were erected for Mr. John J. Barrett, Belleville, N. J. Heights of stories are, cellar, 7 ft.; first story, 8 ft. 6 in.; second story, 8 ft.; third story is unfinished, with the exception of having a floor laid. Cemented cellar under the whole house, brick foundation. Adamant plaster, hard finish, for walls throughout the building. House is "Full Frame," which is covered with sheathing paper and clap-boards; gables and roofs are shingled. Floors throughout are of North Carolina pine; trim is white wood, finished in the natural color. Sink, with running water, in kitchen, and house is heated with a stove.



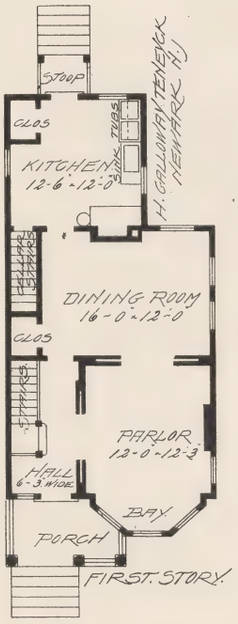
DESIGN No. 69.



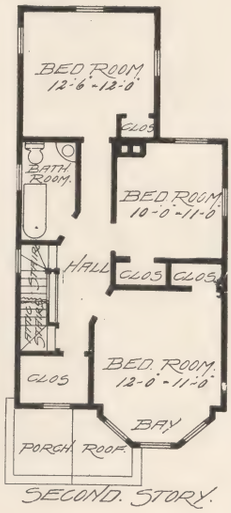
Design No. 69 is a row of brick dwellings that were erected for Mr. John C. Groel, Newark, N. J. Heights of stories are, cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in.; third story, 8 ft., with two finished rooms on this floor. Cemented cellar under whole house, brick foundation. Adamant hard finish plaster for all walls. The houses are built of good hard brick; front is faced with old gold brick, with limestone and terra cotta trimmings. The steps and stoops are of stone. First story of each house has hard wood floors and trim; second and third stories are of cypress. All trim finished in the natural color. Finished laundries in cellars. Kitchens and bath rooms are fitted up with the best sanitary plumbing, and each building is heated with a hot air furnace.



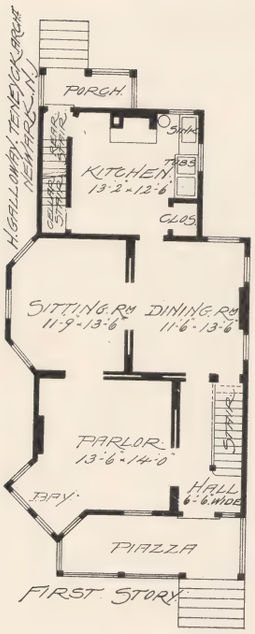
DESIGN No. 70.



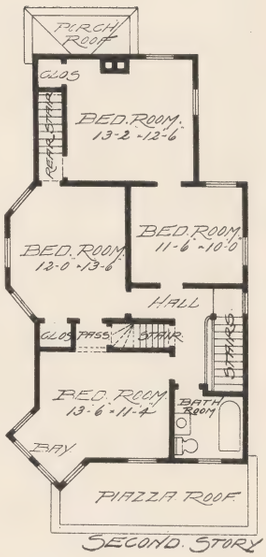
Design No. 70 was erected for Mr. Charles Rakestraw, Columbian Heights, N. J. This is a very neat low-priced cottage. Heights of stories are, cellar, 7 ft.; first story, 9 ft.; second story, 8 ft.; third story is unfinished with exception of having floor laid. Cemented cellar under the whole house, brick foundation. Adamant hard finish plaster for walls. House is "Full Frame," which is covered with sheathing, sheathing paper and clap-boards. Floors are of North Carolina pine; trim is white wood, finished in the natural color. Kitchen and bath room fitted up with the best sanitary plumbing. House is heated with a hot air furnace.



DESIGN No. 71.



Design No. 71 is a handsome low-priced cottage and was erected for Mr. J. B. Templin, Essex, N. J. Heights of stories, cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in.; third story unfinished, with the exception of having floor laid. Cemented cellar under the whole house; brick foundation. Adamant hard finish for all walls. House is "Full Frame," which is covered with sheathing, sheathing paper and clapboards. Floors are of North Carolina pine, trim is white wood, finished in the natural color. Stationary tubs, and best sanitary plumbing in kitchen and bath room. House is heated with hot air.



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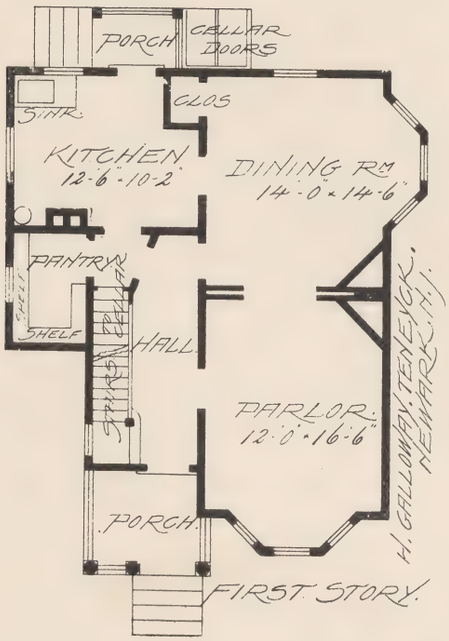
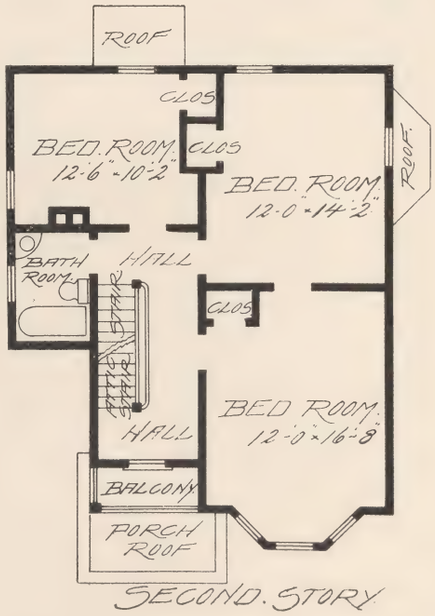
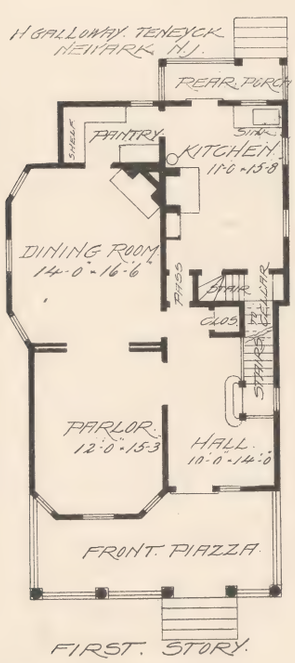
DESIGN No. 72.



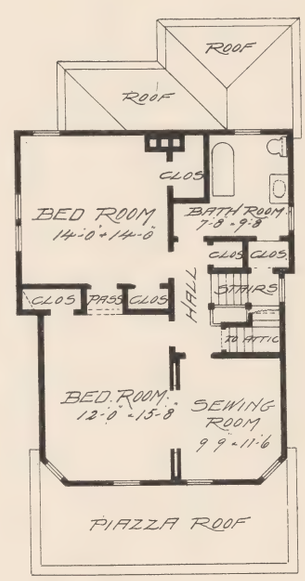
Design No. 72 is a very neat low-priced house and was erected for Mr. W. B. Sevell, Columbian Heights, N. J. Heights of stories, cellar, 7 ft.; first story, 9 ft.; second story, 8 ft.; third story unfinished, with floor laid only. Cemented cellar under the whole house; brick foundation. Adamant hard finish plaster for walls. Building is "Full Frame," which is covered with sheathing, sheathing paper and clap-boards; gables and roofs are shingled. Floors are of North Carolina pine, trim is white wood, finished in the natural color. House has stationary tubs. Bath room and kitchen is fitted up with the best sanitary plumbing. House is heated with hot air furnace.



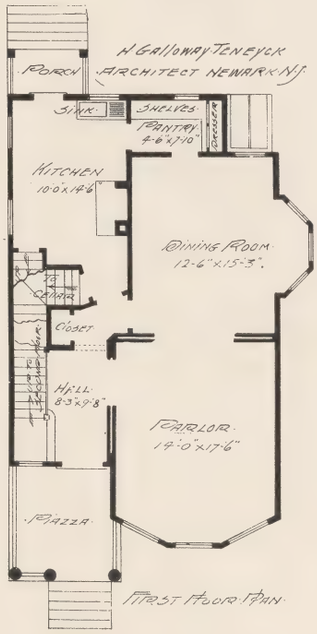
DESIGN No. 73.



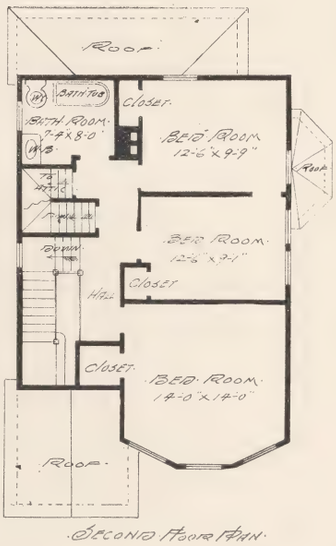
Design No. 73 is a very handsome low-priced cottage, and was erected for Mr. C. W. Eakley, Forest Hill, N. J. Cellar, 7 ft. in the clear; first story is 9 ft. 6 in. high; second and third stories are 8 ft. 6 in., two rooms being finished in the third story. Cemented cellar under the whole house. Adamant sand finish for plaster on all walls. House is "Full Frame," which is covered with sheathing, sheathing paper and clap-boards. Gables are paneled; roofs are shingled; floors throughout are of North Carolina pine; trim is white wood, finished in the natural color. Laundry in cellar. Kitchen and bath room has the best sanitary plumbing, and house is heated with hot air.



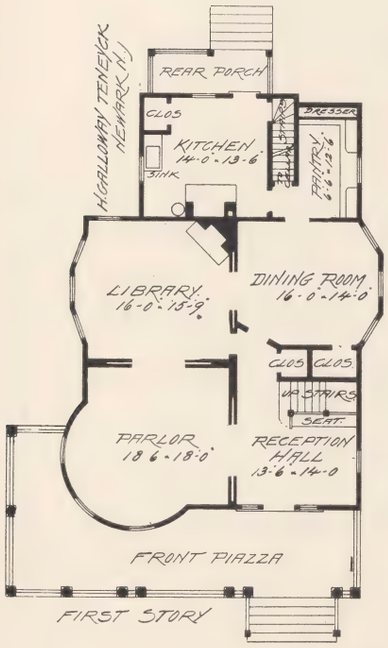
DESIGN No. 74.



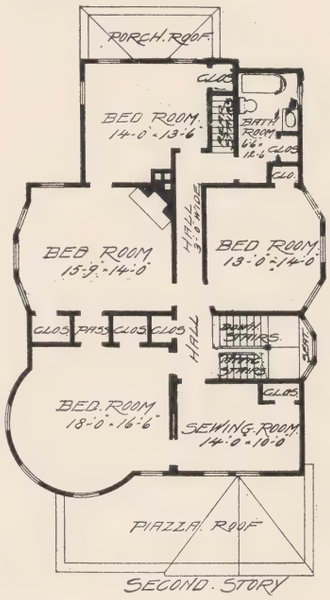
Design No. 74 is a very neat low-priced cottage, and was erected for Dr. J. N. Kline, Belleville, N. J. Heights of stories are, cellar, 7 ft.; first story, 9 ft.; second story, 8 ft.; third story unfinished, with the exception of a floor. Cemented cellar under the entire building; brick foundation. Adamant hard finish plaster for all walls. House is "Full Frame," which is covered with sheathing, sheathing paper and clap-boards; gables and roofs are shingled. Flooring throughout is of North Carolina pine; trim of white wood, finished in the natural color. Laundry in cellar. Kitchen and bath room finished up in the best sanitary manner. House is heated with hot air furnace.



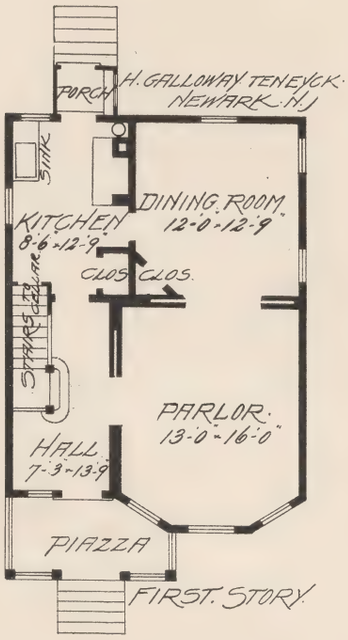
DESIGN No. 75.



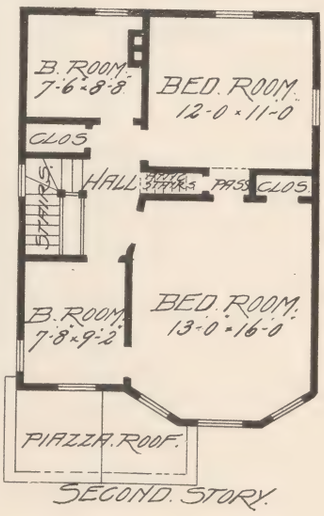
Design No. 75 was erected for Mr. L. J. Hardham, at Forest Hill, N. J. Heights of stories are, cellar 7 ft.; first story, 10 ft.; second story, 8 ft. 6 in., and third story, 8 ft. Cemented cellar under the entire building; brick and stone foundation. Adamant hard finish plaster for all walls. This building is the style known as "Full Frame," which is covered with sheathing, sheathing paper and clapboards on first story; second story and roofs are shingled. First floor has hard wood floors, and trimmings of hard wood; second and third stories have North Carolina pine floors and cypress trimmings, all finished in the natural wood. Laundry in cellar. Kitchen and bath room are fitted up in the usual way, and with the very best sanitary plumbing. House is heated with hot air.



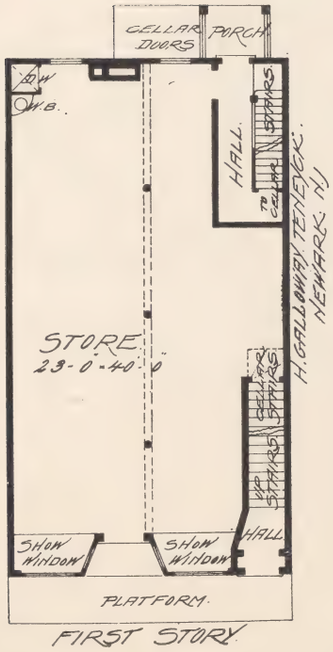
DESIGN No. 76.



Design No. 76 was erected for Mr. John F. Wisschusen, Belleville, N. J. This is a very neat and convenient dwelling. Height of stories, cellar, 7 ft.; first story, 9 ft.; second story, 8 ft.; third story is unfinished, with the exception of floor. Cemented cellar under entire building; brick foundation. Adamant hard finish walls. House is "Full Frame," and is covered wlth sheathing, sheathing paper and clap-boards; gables and roofs are shingled. Floors are North Carolina pine; trim is white wood, finished in natural color. Sink and water in kitchen. House is heated with hot air furnace. The dwelling on the left of this design is a two family house and very convenient. For floor plans, see design No. 4, first edition.

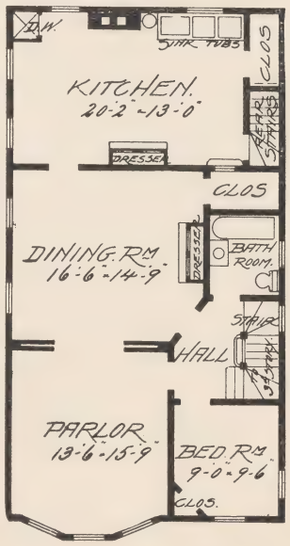


DESIGN No. 77.



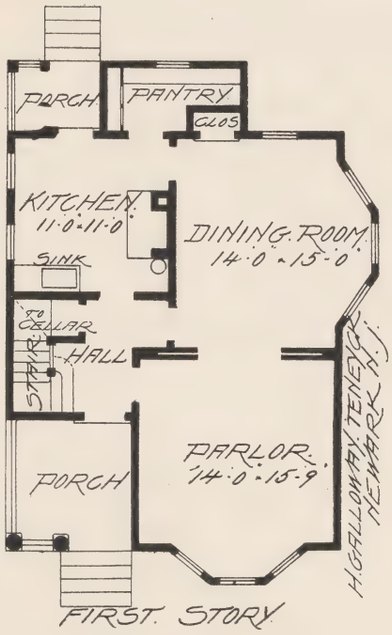
FIRST STORY

Design No. 77 is a neat frame store and dwelling. This was erected for Mr. John DeMouth, Belleville, N. J. Heights of stories, store room, 11 ft.; second story, 9 ft. 6 in.; third story, 8 ft. 6 in., with five finished chambers in this story. Cemented cellar under the entire building; stone foundation. Adamant hard finish plaster on walls of dwelling part; the store room is ceiled throughout with North Carolina ceiling boards. The trim of second and third stories is cypress, finished in the natural color. Kitchen and bath room are furnished with the usual fixtures, and is the best sanitary plumbing. Entire building is heated with steam.

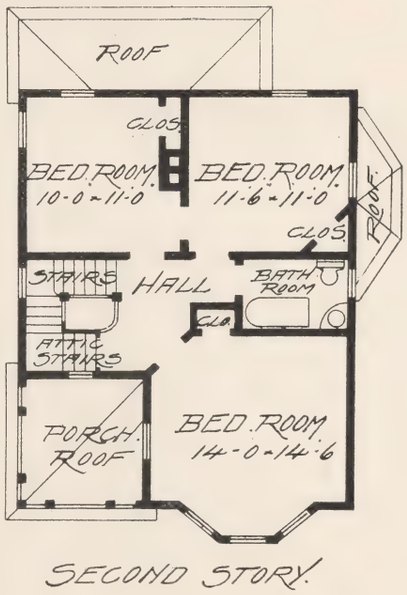


SECOND STORY

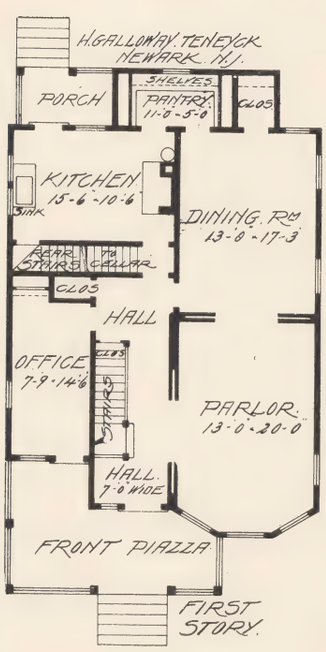
DESIGN No. 78.



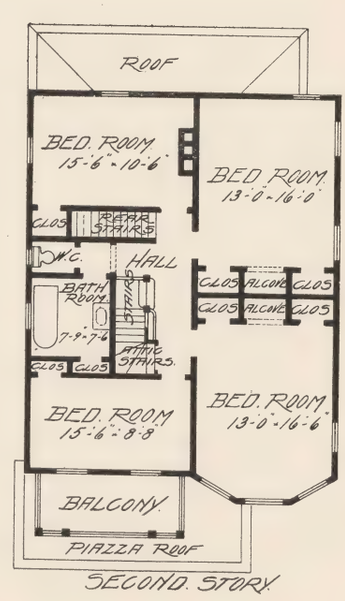
Design No. 78 is a very neat low-priced house, and was erected for Mr. Chas. H. Burgerser, Columbian Heights, N. J. Heights of stories are, cellar 7 ft.; first story, 9 ft., second story, 8 ft.; third story is unfinished, with floor laid only. Cellar under the whole house. Adamant hard finish plaster for walls. House is "Full Frame," which is covered with sheathing, sheathing paper and clap-boards; roofs and gables are shingled. Floors throughout of North Carolina pine; trim is of white wood, finished in the natural wood. Kitchen and bath room have the best sanitary plumbing. House is heated with hot air furnace.



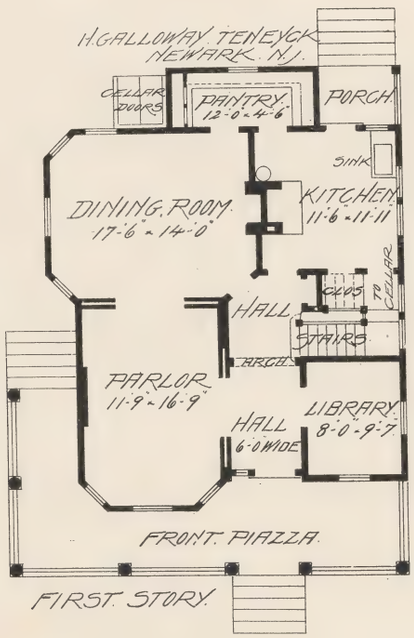
DESIGN No. 79.



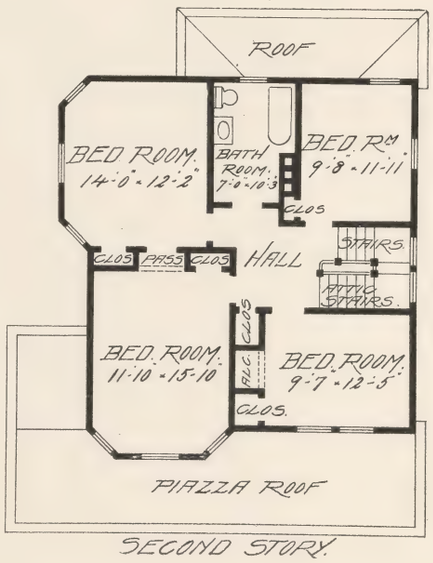
Design No. 79 is a very neat and convenient dwelling; can be used by either a doctor, real estate or insurance agent. It was erected for Mr. Adam Herzinger, at Columbian Heights, N. J. Heights of stories, cellar, 7 ft.; first story, 10 ft.; second story, 8 ft. 6 in.; third story, 8 ft. Cemented cellar under the whole house. Adamant hard finish walls. House is "Full Frame," and is covered with sheathing, sheathing paper and clap-boards; gables and roofs are shingled. Flooring throughout the building is of North Carolina pine; trim is white wood, finished in natural color. Kitchen and bath room have the best sanitary plumbing. House is heated with a steam apparatus.



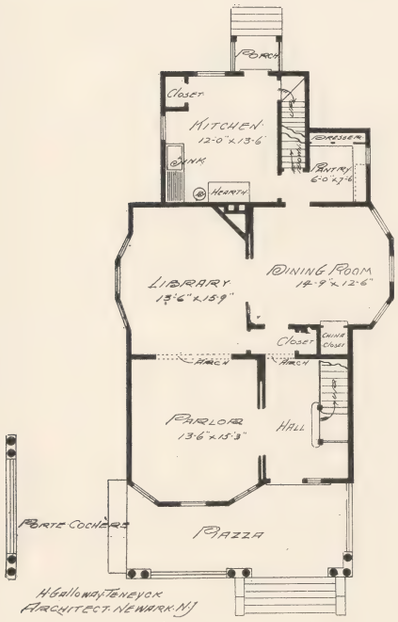
DESIGN No. 80.



Design No. 80 is a very neat cottage and was built for Mr. N. Streeter, at Edgewood Heights, N. J. Heights of ceilings, cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in.; third story is unfinished, with floor laid only. Cemented cellar under the whole house; brick foundation. Adamant hard finish plaster for all walls. House is "Full Frame," and is covered with sheathing, sheathing paper, and clap-boards; gables and roofs are shingled. Flooring is of North Carolina pine; trim is white wood, finished in the natural color. Kitchen and bath-room have the best sanitary plumbing. House is heated with hot air furnace.

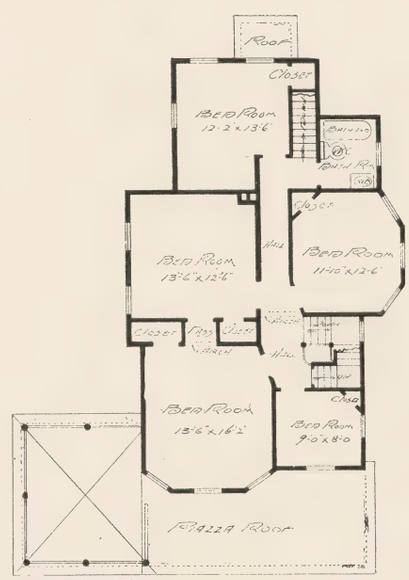


DESIGN No. 81.



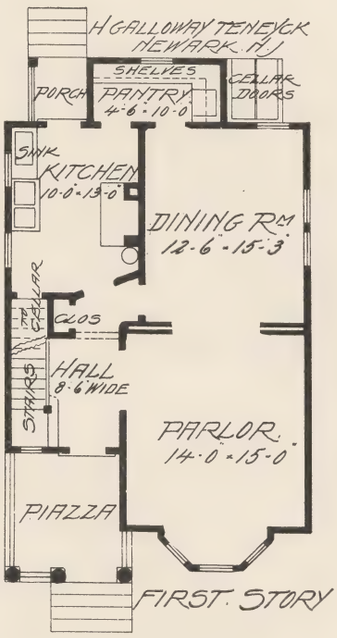
First Floor Plan

Design No. 81 is a very neat low-priced building. This was erected for Mr. Jos. Webber, Columbian Heights, N. J. Heights of stories, cellar, 7 ft.; first story, 8 ft. 6 in.; second story, 8 ft. 6 in.; third story is unfinished with the exception of a floor. Adamant plaster, hard finish, for walls. Building is "Full Frame," and is covered with sheathing, sheathing paper and clap-boards; gables and roofs are shingled. Flooring is of North Carolina pine; trim is white wood, finished in natural color. Kitchen and bathroom have good sanitary plumbing. House is heated with hot air.

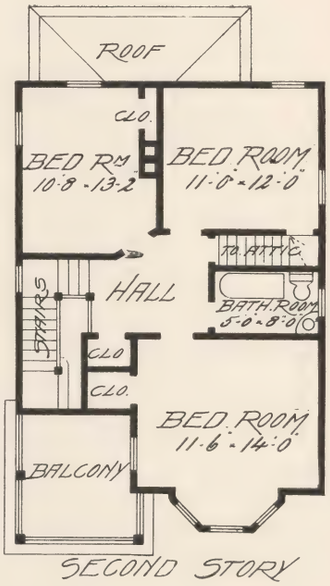


Second Floor Plan

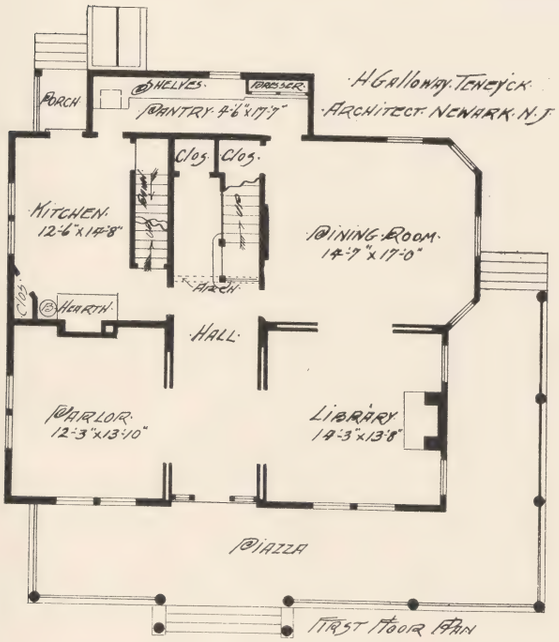
DESIGN No. 82.

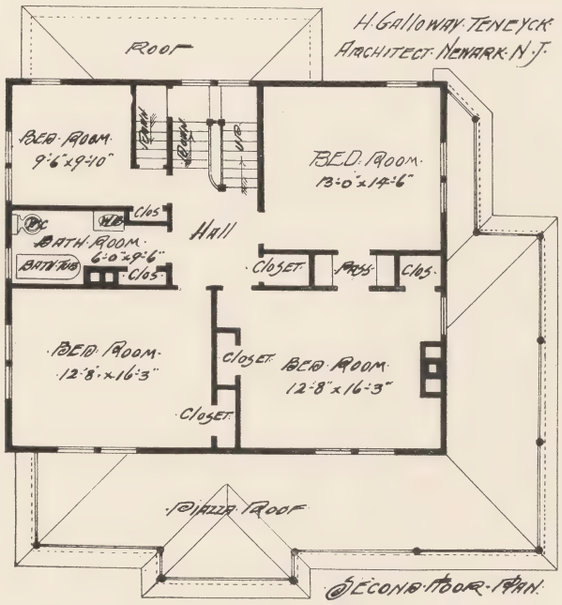


Design No. 82 is a very complete low-priced cottage and was erected for Mr. Charles Van Wagoner, of Belleville, N. J. Heights of stories are, cellar, 7 ft.; first story, 9 ft; second story, 8 ft. Cemented cellar under the whole house. Adamant hard finish plaster for walls. House is "Full Frame," and is covered with sheathing, sheathing paper and clapboards; gables and roofs are shingled. Floors are of North Carolina pine; trim is white wood, finished in the natural color. Kitchen and bath-room have good sanitary plumbing. This building is heated with steam.



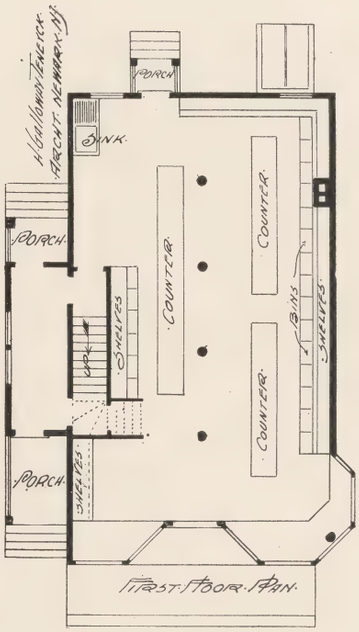
DESIGN No. 83.



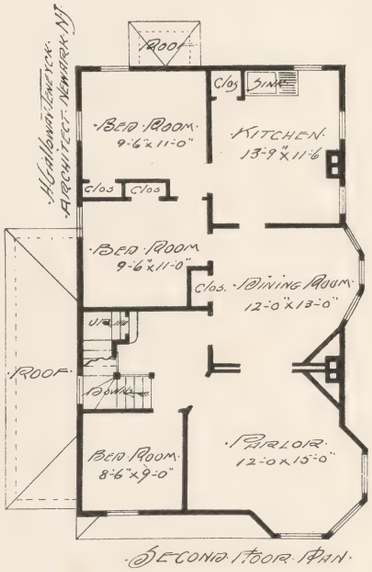


Design No. 83 is a very neat Colonial house, which was erected for Mr. James H. Osborne, Edgewood Heights, N. J. Heights of stories, cellar, 7 ft. in the clear: first story, 9 ft. 6 in.; second story, 8 ft. 6 in.; third story, 8 ft. Cemented cellar under the whole house. Adamant hard finish plaster for walls. House is "Full Frame," which is covered with sheathing, sheathing paper and clap-boards; roofs are shingled. Flooring throughout is North Carolina pine, and trim is white wood, finished in the natural color. Laundry in cellar. Kitchen and bath-room are finished up with the best sanitary plumbing. House is heated with hot air furnace.

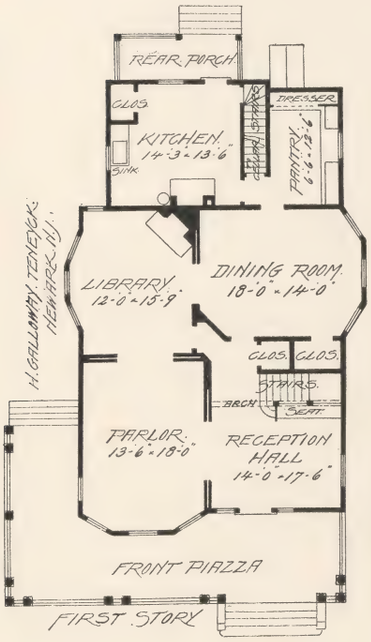
DESIGN No. 84.



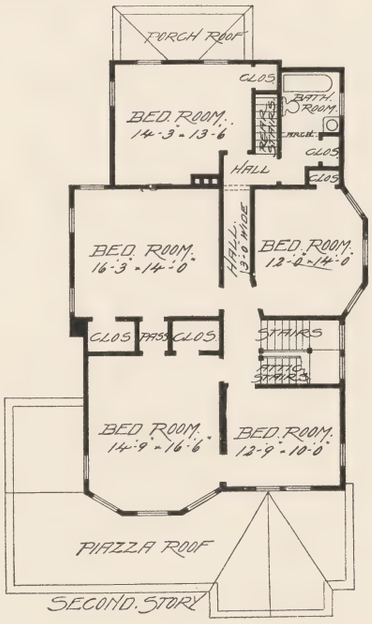
Design No. 84 is a very neat and complete country store and dwelling, and was erected for Mr. George R. Hill, at Avondale, N. J. Heights of stories: cellar, 7 ft.; store room, 11 ft.; second story, 9 ft.; third story, 8 ft., with three finished chambers. Building is "Full Frame," and is covered with sheathing, sheathing paper and clap-boards; gables and roofs are shingled. Floors are of North Carolina pine; trim is white wood, finished in in the natural wood.



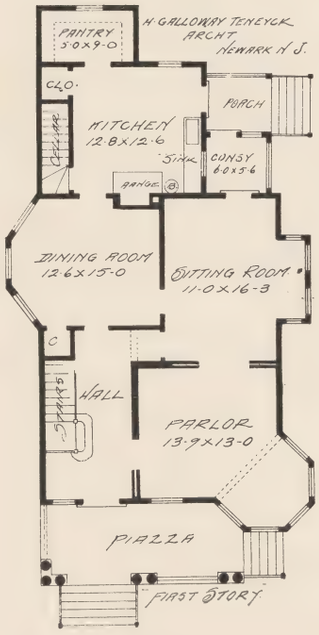
DESIGN No. 85.



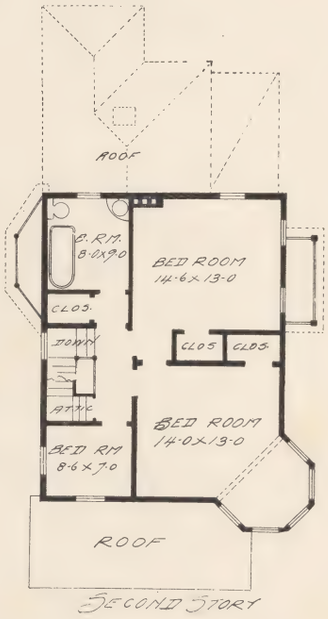
Design No. 85 is a very handsome residence, and was erected for Mr. David Blake, at Forest Hill, N. J. Heights of stories, cellar, 7 ft.; first story, 10 ft.; second story, 9 ft.; third story, 8 ft., with one finished room. Cemented cellar under the whole house; brick foundation. Adamant hard finish plaster for walls. House is "Full Frame," and is covered with sheathing, sheathing paper and clapboards; roofs are shingled. Flooring throughout is North Carolina pine; trim is cypress, finished in the natural wood. Kitchen and bath-room is fitted up in the usual way and have the best sanitary plumbing. House is heated with steam.



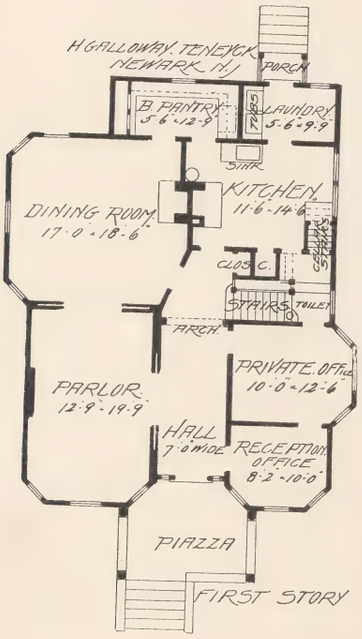
DESIGN No 86.



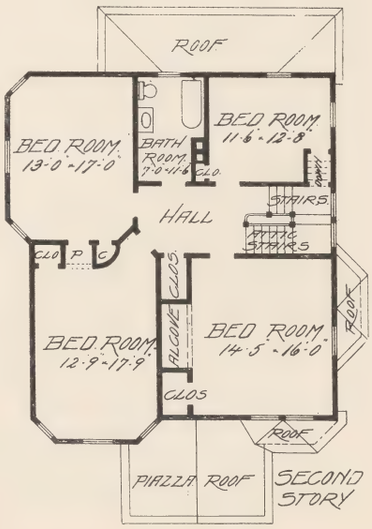
Design No. 86 is a very neat low-priced cottage and was erected for Mr. C. Von Goeben, Columbian Heights, N. J. Heights of stories, cellar, 7 ft.; first story, 9 ft.; second story, 8 ft.; third story, 8 ft., with one finished room in third story. Cemented cellar under the whole house; stone foundation. Adamant hard finish plaster for walls. Building is "Full Frame," and is covered with sheathing, sheathing paper and clap-boards; gables and roofs are shingled. Floors throughout are of North Carolina pine; trim is of natural cypress. This house has a laundry and the best sanitary plumbing throughout. House is heated with hot air furnace.



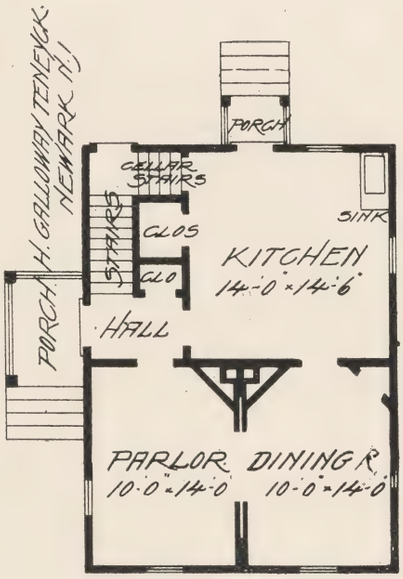
DESIGN No. 87.



Design No. 87 was erected for Dr. A. M. Clarke, Forest Hill, N. J. Heights of stories, cellar, 7 ft., first story, 9 ft. 6 in.; second story, 8 ft. 6 in., and third story, 8 ft., with three rooms finished on this floor. Cemented cellar under the whole house; brick foundation. Adamant hard finish plaster for walls. House is "Full Frame," which is covered with sheathing, sheathing paper and clapboards; gables and roofs are shingled. Flooring throughout is North Carolina pine; trim is white wood, finished in natural color. Kitchen and bath-room are finished up with the best sanitary plumbing. House is heated with steam.

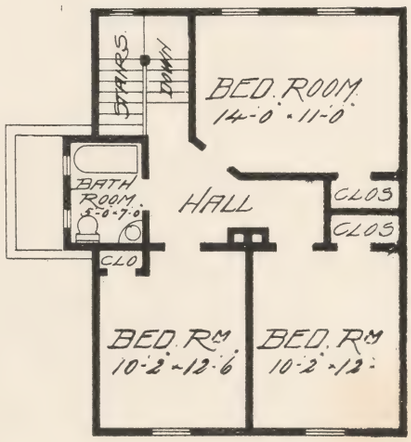


DESIGN No. 88.



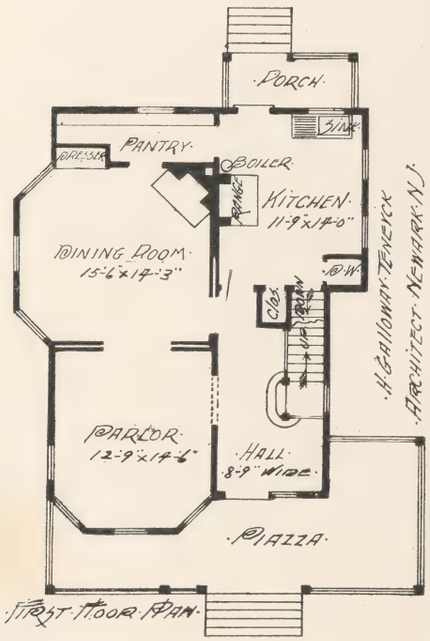
FIRST. STORY.

Design No. 88 is a neat low-priced cottage and was erected for Mr. Joseph Stephens, Belleville, N. J. Heights of stories, cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. Cemented cellar under whole house; brick foundation. Adamant hard finish walls throughout. House is "Full Frame," which is covered with sheathing paper and clap-boards; gables and roofs are shingled. Flooring is of North Carolina pine; trim is of white pine, finished in natural color. House has bath-room, which is fitted up with good sanitary plumbing. This building is heated with stove but can be arranged for a hot air furnace.

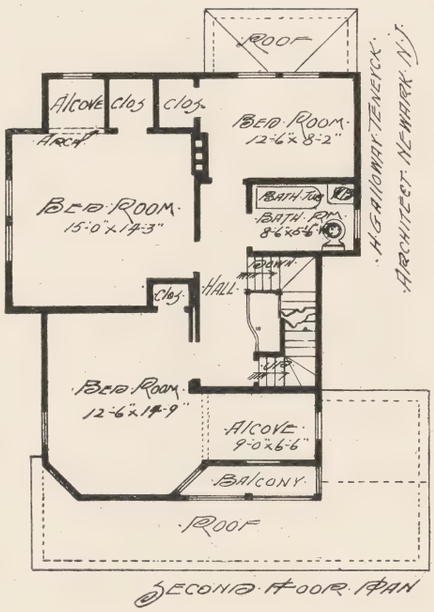


SECOND. STORY.

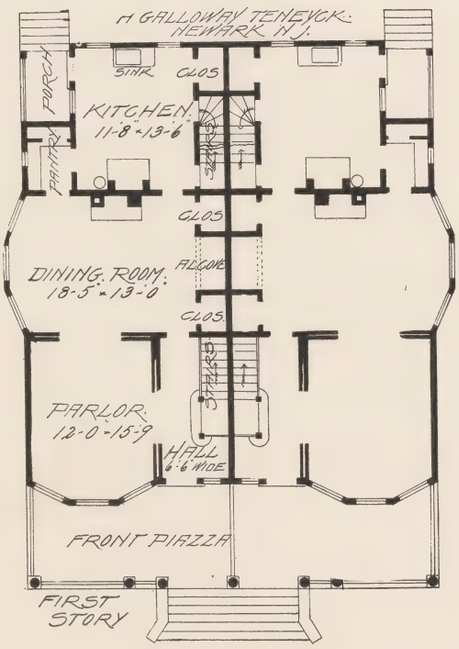
DESIGN No. 89.



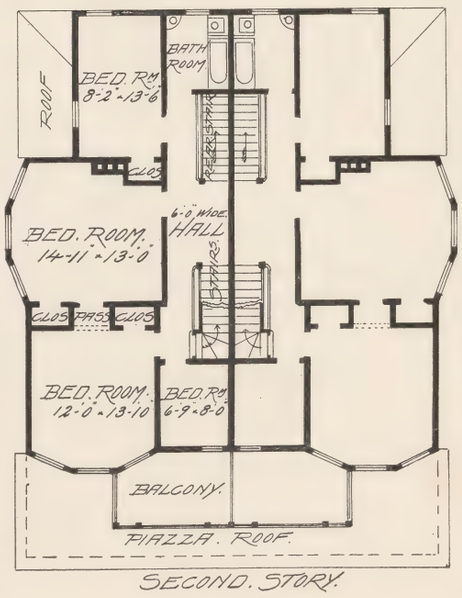
Design No. 89 is a very complete and handsome dwelling that was erected for the Hon. Walter Lindsley, Caldwell, N. J. Heights of stories are, cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in.; third story is unfinished, with floor laid only. Cemented cellar under the whole house. Adamant hard finished plaster walls. House is "Full Frame," which is covered with sheathing, sheathing paper and clap-boards; gables and roofs are shingled. Floors throughout are of North Carolina pine; trim is natural cypress. Kitchen and bath-room have good sanitary plumbing and house is heated with steam.



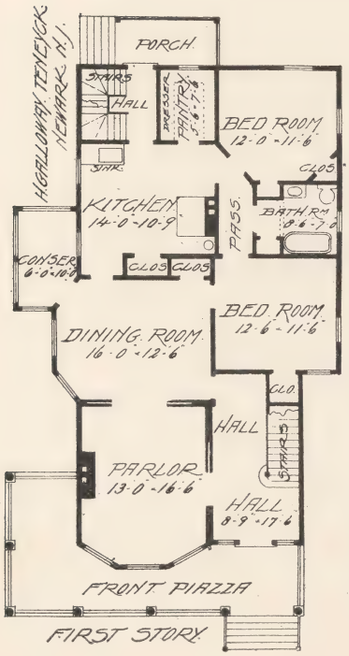
DESIGN No. 90.



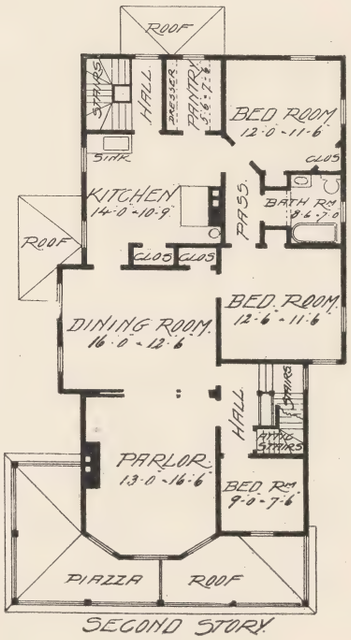
Design No. 90 is a very handsome two-family double house, and was erected for Mr. Elias G. Heller, Forest Hill, N. J. Heights of stories, cellars, 7 ft.; first stories, 9 ft.; second stories, 8 ft. 6 in.; third stories, 8 ft., which has two finished rooms on each side. Cemented cellars; brick foundation. Adamant hard finish plaster for walls. Building is "Full Frame," and is covered with sheathing, sheathing paper and clap-boards; gables and roofs are shingled. Floors throughout are of North Carolina pine; trim is natural cypress. Laundry in each cellar. Kitchen and bath-room finished up with good sanitary plumbing in each house. Building is heated with hot air.



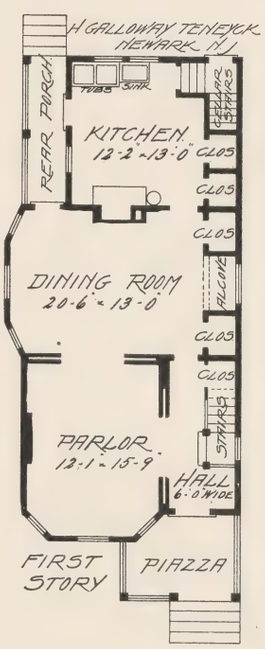
DESIGN No. 91.



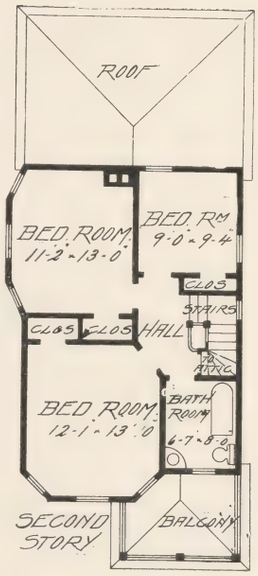
Design No. 91 is a very handsome two-family house that was erected for Mr. John C. Groel, at Columbian Heights, N. J. Cellar, 7 ft.; first and second stories, 9 ft. 6 in.; third story, 8 ft., which has two finished rooms. Cemented cellar under the entire building; brick foundation. Adamant hard finish plaster for walls. House is "Full Frame," and is covered with sheathing, sheathing paper and clap-boards; gables and roofs are shingled. Floors are of North Carolina pine; trim is natural white wood. Laundry in cellar. Each kitchen and bathroom is finished with good sanitary plumbing. Houses are heated with hot air furnaces.



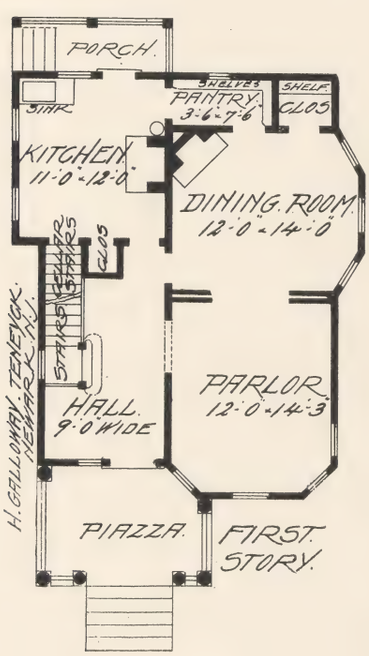
DESIGN No. 92.



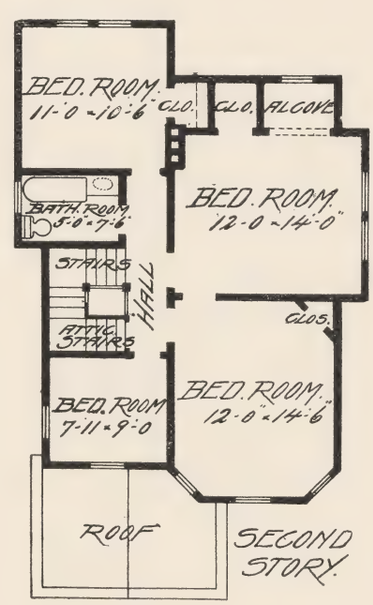
Design No. 92 is a very complete low-priced cottage that was erected for Mr. Chester DePuy, Belleville, N. J. Heights of stories are, cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in., and third story, 8 ft., with two finished rooms. Cellar under the whole house; brick foundation. Adamant sand finish plaster for walls. "Full Frame," covered with sheathing, sheathing paper and clap-boards; gables and roofs shingled. Floors are North Carolina pine; trim is natural white wood. Kitchen and bath-room have good sanitary plumbing. House is heated with hot air furnace.



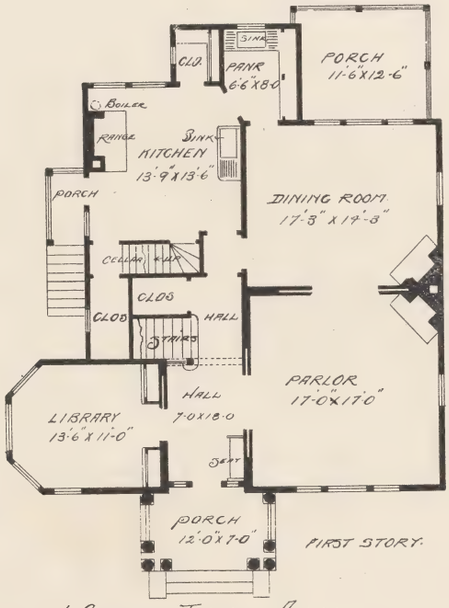
DESIGN No. 93.



Design No. 93 is a very neat low-priced cottage and was erected for Mr. Edward Elverson, Forest Hill, N. J. Heights of stories: cellar, 7 ft.; first story, 9 ft.; second story, 8 ft.; third story is unfinished except a floor. Cemented cellar under the whole house; brick foundation. Adamant hard finish plaster for walls. "Full Frame," covered with sheathing, sheathing paper and clap-boards; gables and roofs shingled. Trim throughout is of natural white wood and floors are of white pine. Kitchen and bath-room are finished with good sanitary plumbing. House is heated with hot air.



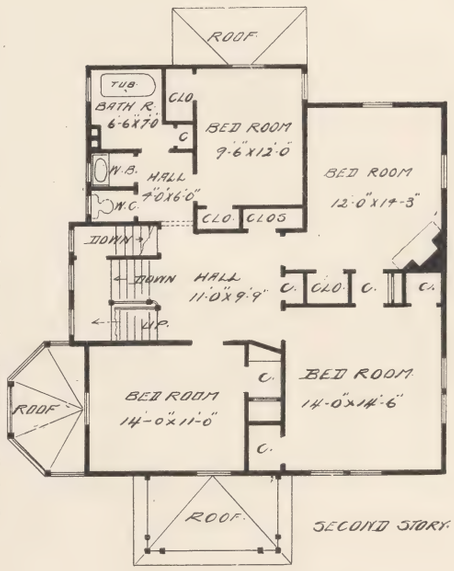
DESIGN No. 94.



H. Galloway Teneyck Archt.
784 Broad St. Newark N. J.

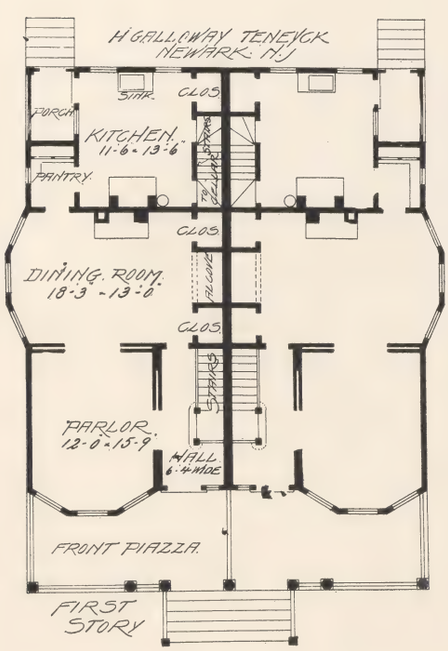
Design No. 94 is a very handsome Colonial dwelling that was erected for Mrs. H. G. M. Johnson, Newark, N. J. Heights of stories: cellar, 7 ft. 6 in.; first story 10 ft.; second story, 9 ft. 6 in.; third story, 8 ft. 6 in., with three finished rooms. Cemented cellar under entire building; brick foundation. Adamant sand finish plaster for walls, tinted in plastico colors. "Full Frame," covered with sheathing, sheathing paper and clap-boards; roofs shingled. Flooring and trim of first story are hard wood, and second and third stories, natural white pine. Bath-rooms, kitchen and butler's pantry are finished up with the best sanitary plumbing. House is heated with hot air furnace.

(This building was unfinished when photographed.)



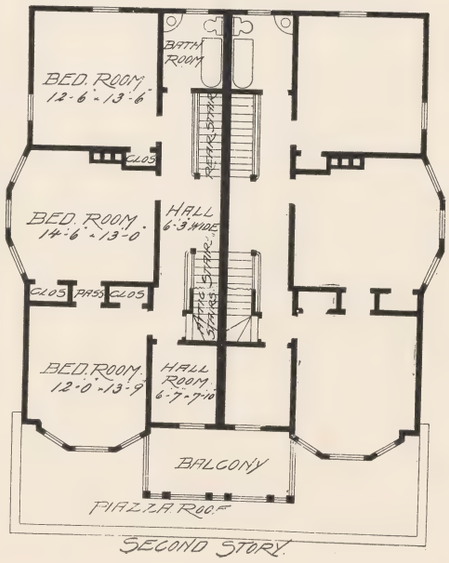
H. Galloway Teneyck Archt.
784 Broad St. Newark N. J.

DESIGN No. 95.

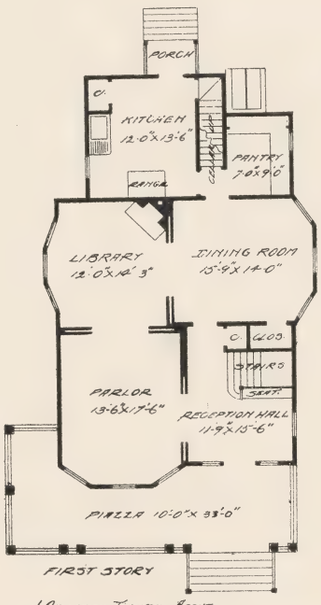


Design No. 95 is a handsome double two-family house that was erected for Mr. J. Edward Keene, Forest Hill, N. J. Heights of ceilings are, cellar, 7 ft.; first story. 9 ft. 6 in.; second story, 8 ft. 6 in.; third story, 8 ft., which has two finished rooms on each side. Cemented cellars. Adamant plaster, hard finish, for walls; brick foundation. "Full Frame," which is covered with sheathing, sheathing paper and clap-boards; gables and roofs are shingled. Trim and flooring of first floor are hard wood; second and third floors, natural white wood. Laundry in each cellar. Kitchen and bathroom have good sanitary plumbing. House is heated with hot air furnace.

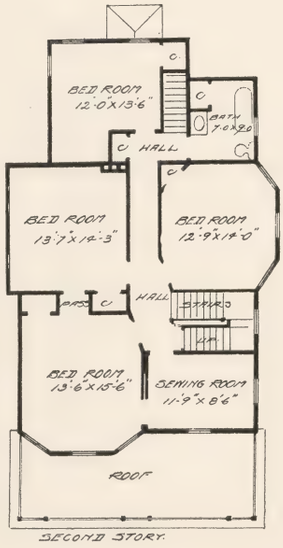
(This dwelling was unfinished when photographed.)



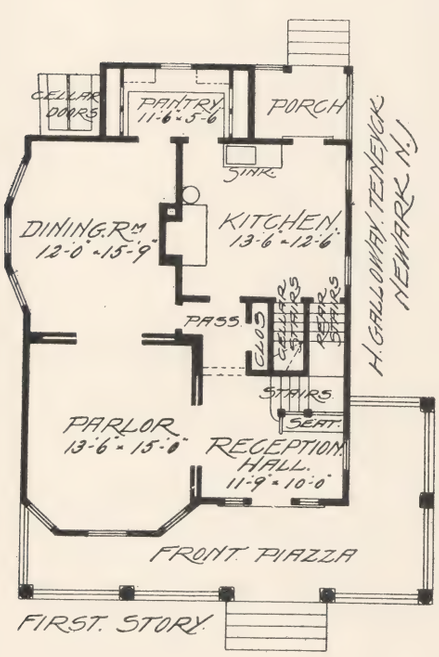
DESIGN No. 96



Design No. 96 is a very handsome Colonial house and was erected for Mrs. Susan Cheney, East Orange, N. J. Heights of stories, cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in.; third story, 8 ft., with two finished rooms. Cemented cellar under the whole house; brick foundation. Adamant hard finish plaster for walls. "Full Frame," which is covered with sheathing, sheathing paper and clap-boards. Floors are of North Carolina pine; trim is natural white wood. Laundry in cellar. Kitchen and bath-room have good sanitary plumbing. House is heated with hot air furnace.

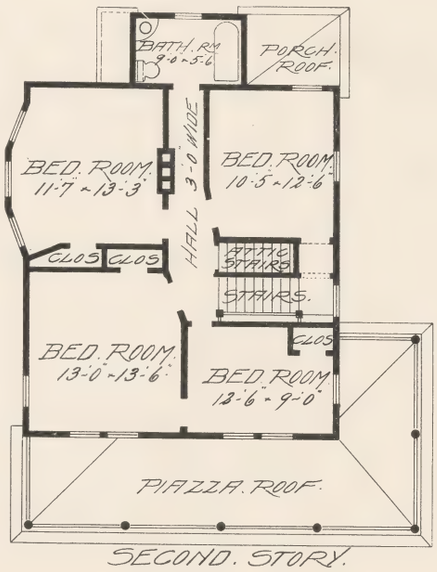


DESIGN No. 97.

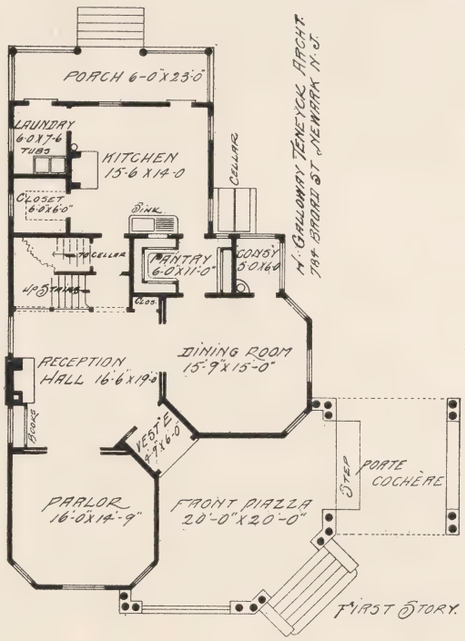


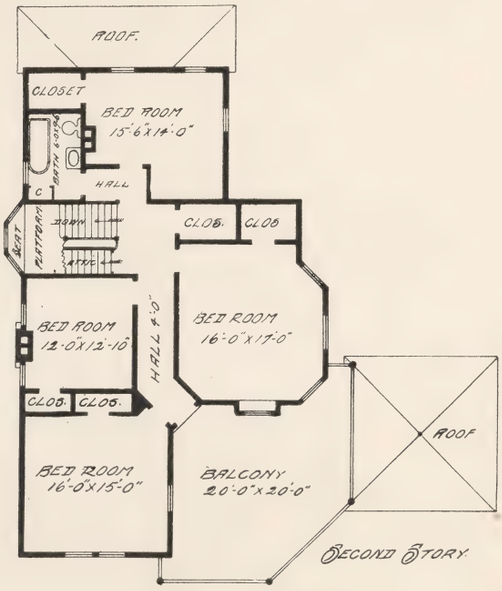
Design No. 97 is a neat low-priced Colonial dwelling and was erected for Mr. Walter Evans, South Orange, N. J. Heights of ceilings: cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in.; third story is unfinished, with floor only. Cemented cellar under whole house; brick foundation. "Full Frame," which is covered with sheathing, sheathing paper and clap-boards. Adamant hard finished plaster for walls. Floors throughout are of North Carolina pine; trim is natural cypress. Kitchen and bath-room have good sanitary plumbing. House is heated with hot air.

(This building was unfinished when photographed.)

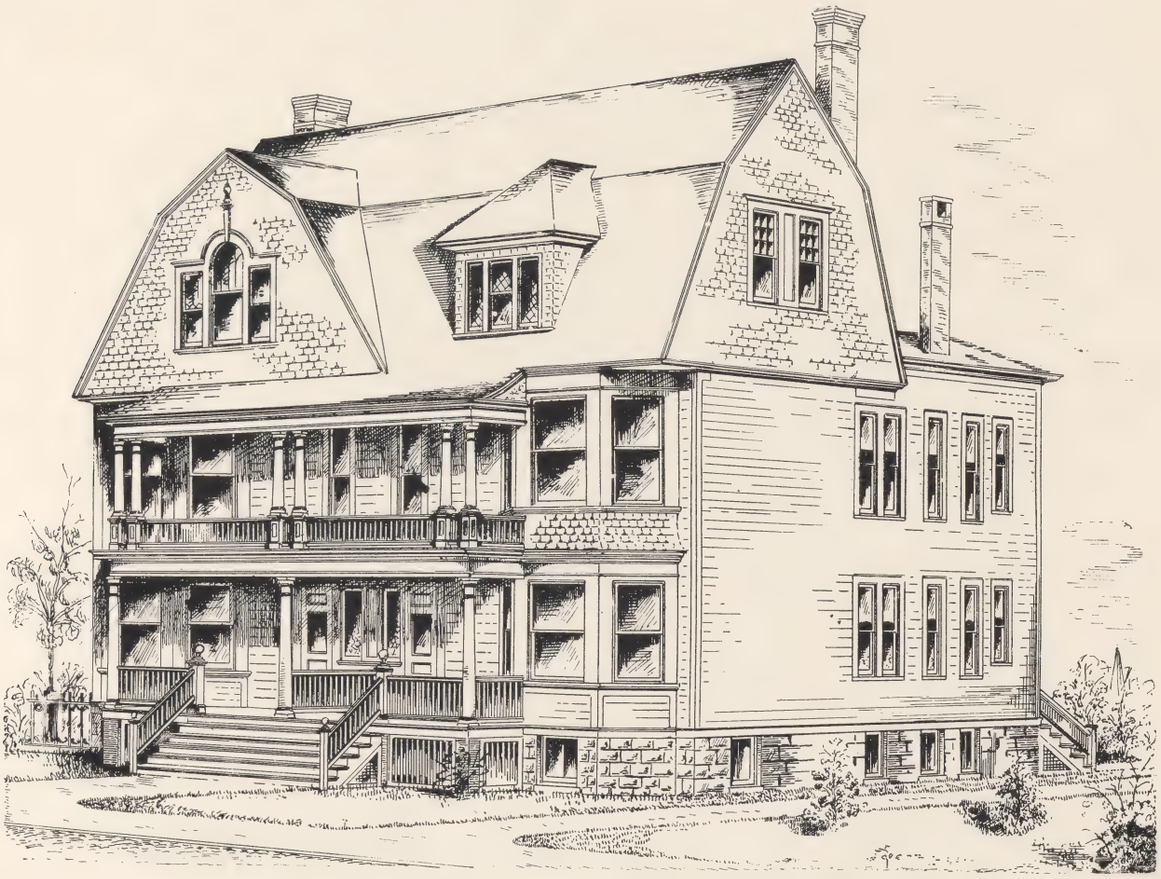


DESIGN No. 98.

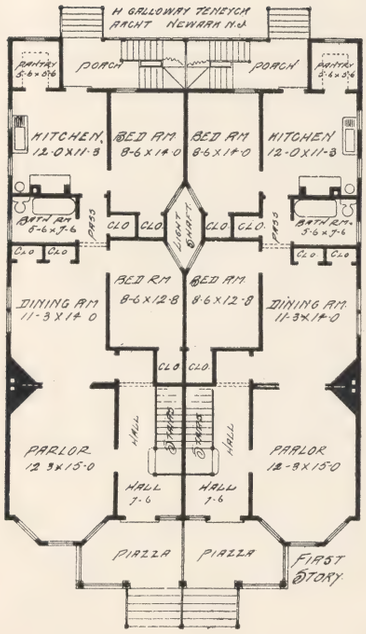




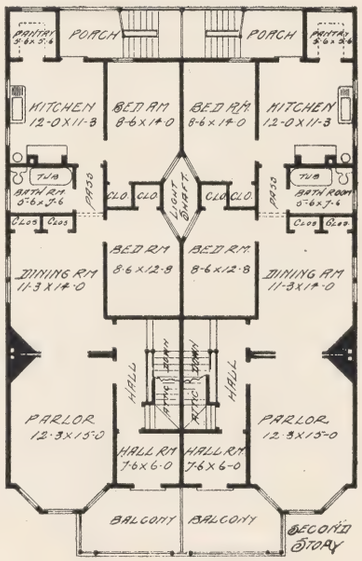
Design No. 98 is a very handsome country dwelling and was erected for Mr. William Kane, of Lakeville, Conn. Heights of stories: cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in.; third story, 8 ft., with one finished room. This house has a cemented cellar under the entire building; stone foundation. Adamant plaster for walls. "Full Frame," which is covered with sheathing, sheathing paper and clap-boards; gables and roofs are shingled. Floors and trim of first story are hard wood; second and third stories, white wood. Kitchen and bath-room have the best sanitary plumbing. House is heated with hot air furnace.

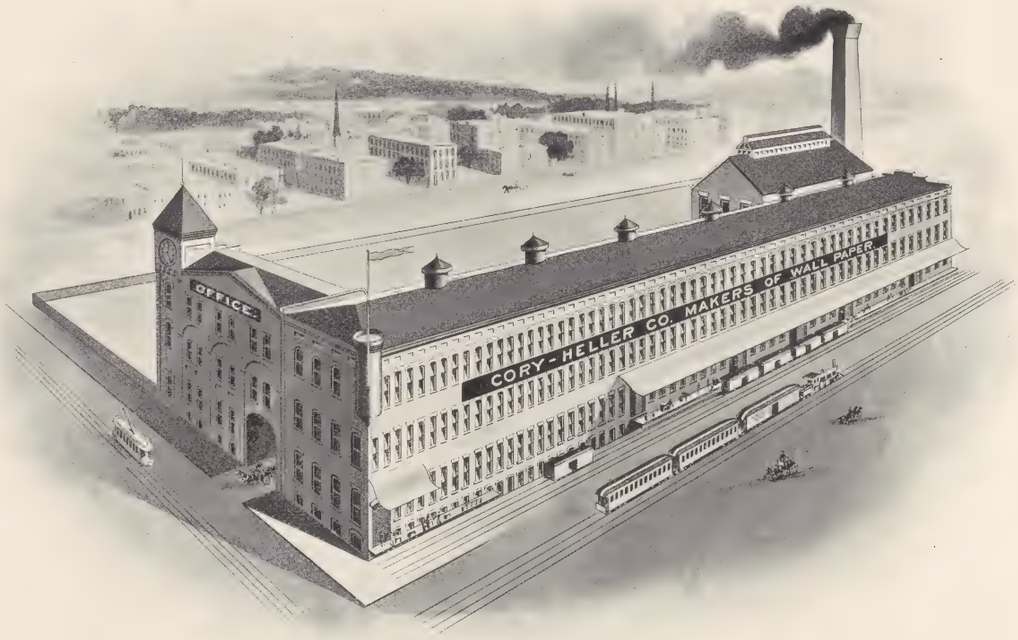


DESIGN No 99.



Design No. 99 is a very handsome double flat house, arranged for four families. This was erected for Mr. Wm. G. Snyder, North Adams, Mass. Heights of stories: cellar, 7 ft.; first story, 9 ft. 6 in.; third story, 8 ft. Cellar under the whole house; brick foundation. Adamant hard finish plaster for walls. House is "Full Frame," which is covered with sheathing, sheathing paper and clapboards; gables and roofs are shingled. Flooring throughout is of North Carolina pine; trim is natural white wood. Kitchens and bath-rooms are finished up with the best sanitary plumbing. House is heated with stoves.



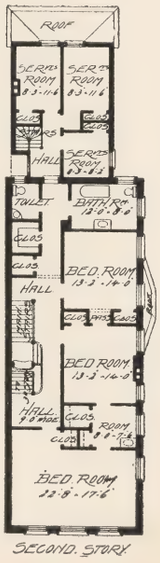


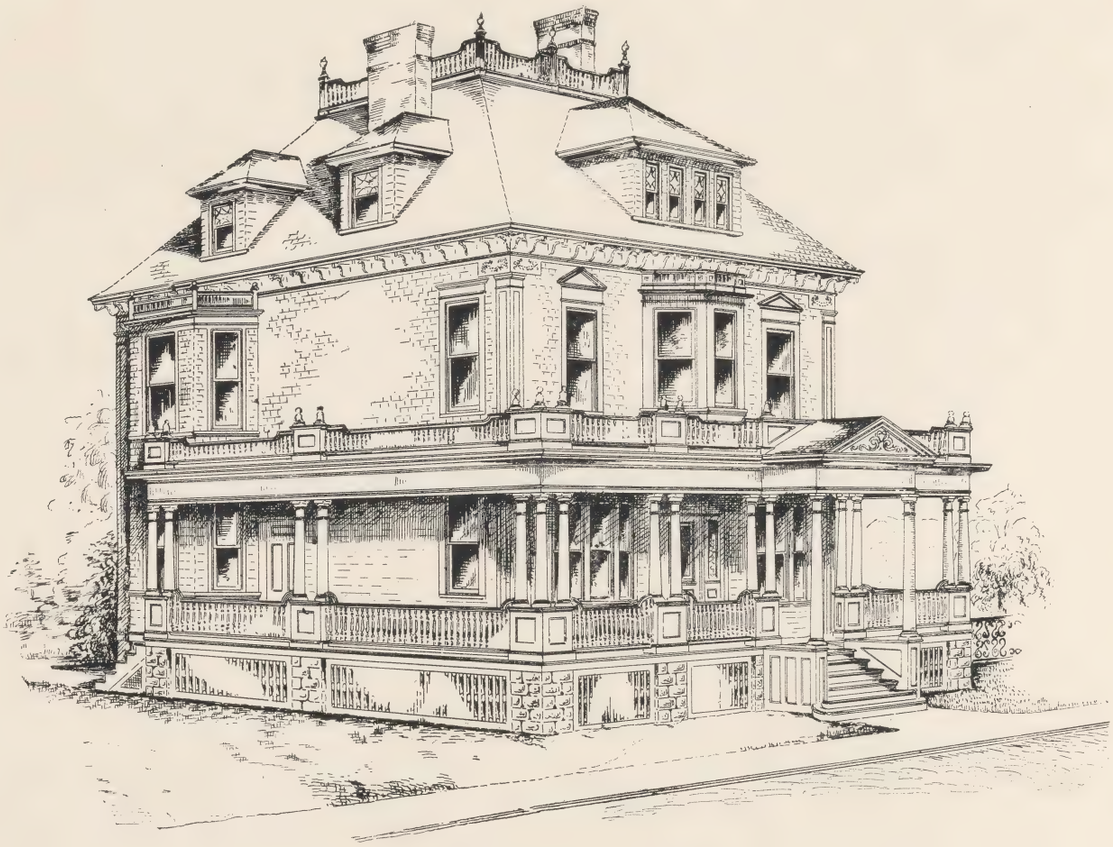
Design No. 100 is a brick factory that I recently erected for Cory, Heller Company, manufacturers of wall papers. This building is situated on Mt. Prospect avenue, Newark, N. J.

Design No. 101 is an interior view of the entrance hall, looking from front door towards stair-way, in Dr. J. Allan Osmun's house.

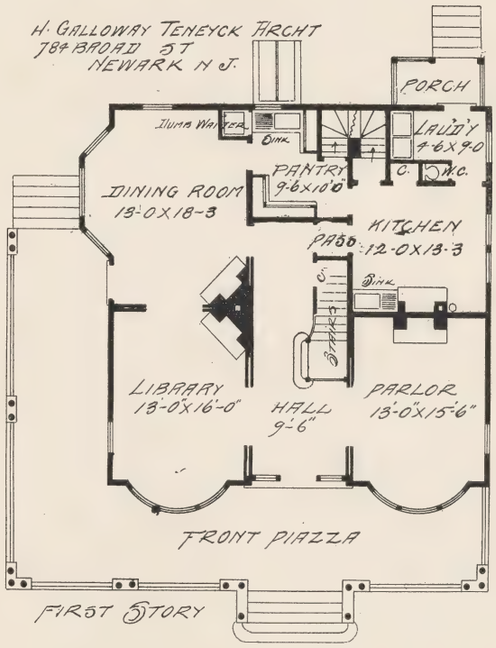
DESIGN No. 102.

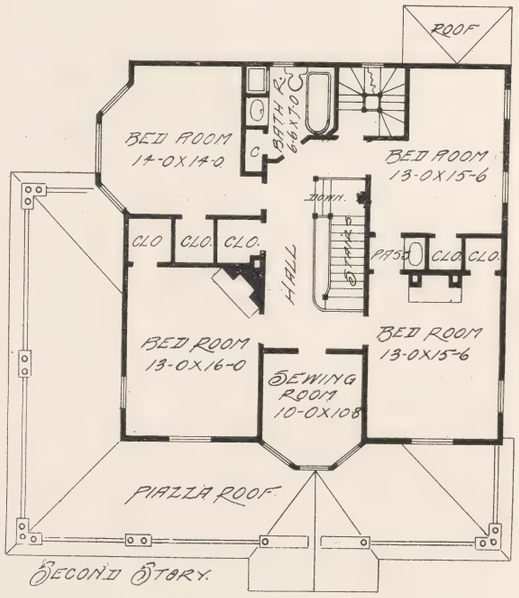
Design No. 102 is a very handsome city dwelling that was erected for Dr. J. Allan Osmun, No. 89 Lincoln Park, Newark, N. J. Heights of stories: cellar, 7 ft. 6 in.; first story, 11 ft.; second story, 10 ft.; third story, 9 ft. 6 in., which has four finished chambers and bath-room. This house is built of good hard brick; front is faced with old gold brick and lime stone trimmings. Adamant sand finish plaster for all walls throughout, and tinted with plastico colors. First and second floors are finished in hard wood; third floor in natural white wood. The several bath-rooms, kitchen, toilet rooms and laboratory have the best sanitary plumbing. House is heated with indirect and direct steam.



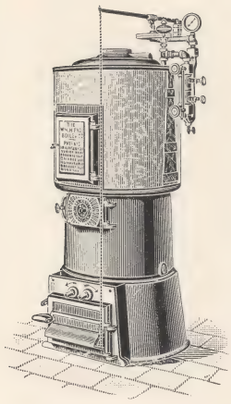


DESIGN No. 103.





Design No. 103 is a very handsome Colonial house, for either a suburban or country dwelling. This was erected for Mrs. Sarah Pierson, at Glen Ridge, N. J. Heights of stories: cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 9 ft.; third story, 8 ft. Cellar under the whole house; stone foundation. Adamant hard finish plaster for all walls. House is "Full Frame," and is covered with sheathing, sheathing paper and clap-boards on first story; second story is finished with shingles. First floor trim is hard wood; second and third stories, North Carolina pine floors and natural white wood trim. Kitchen and bath-room have good sanitary plumbing. House is heated with hot water apparatus.



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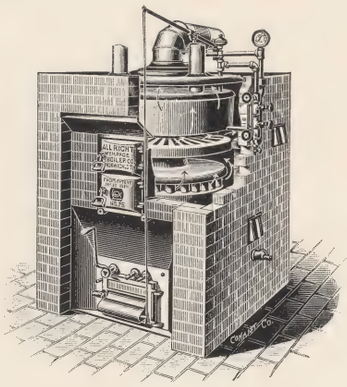

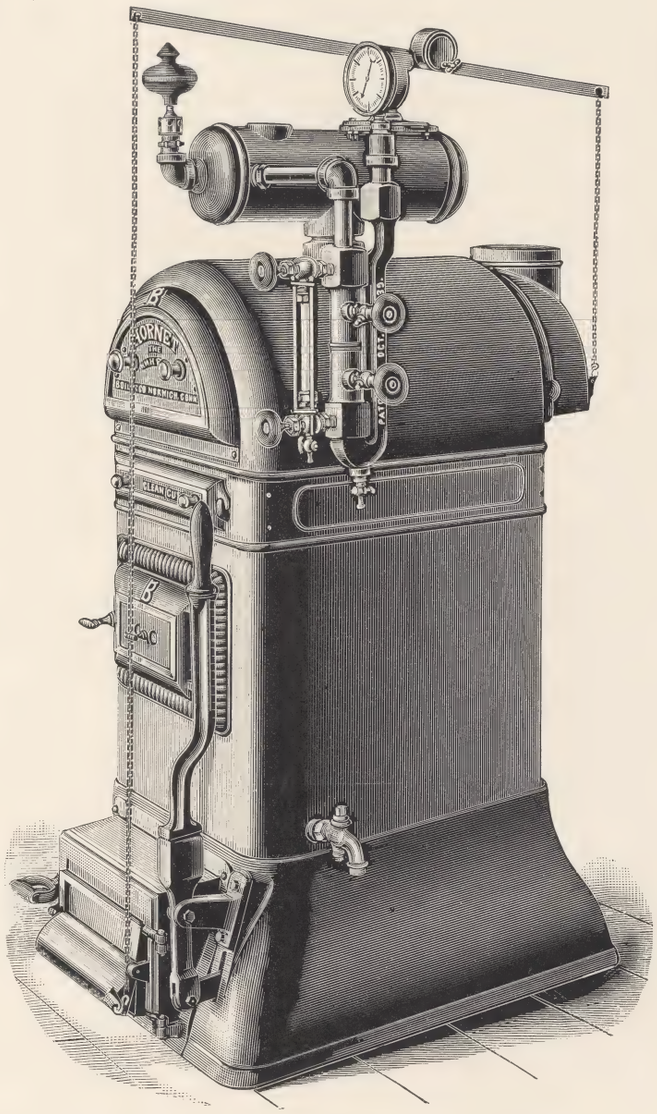

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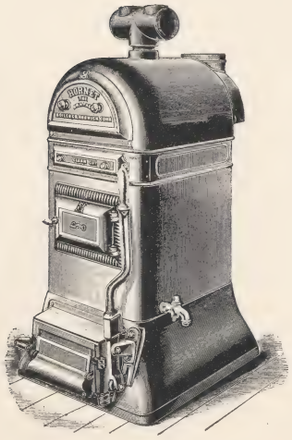

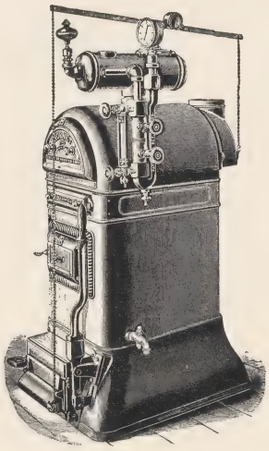

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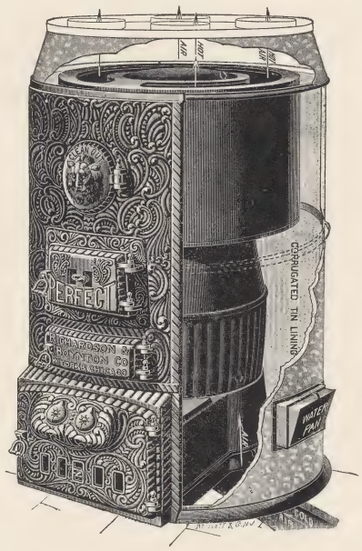

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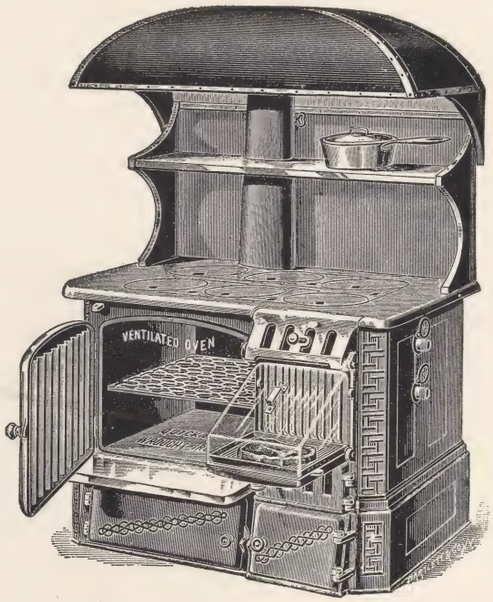

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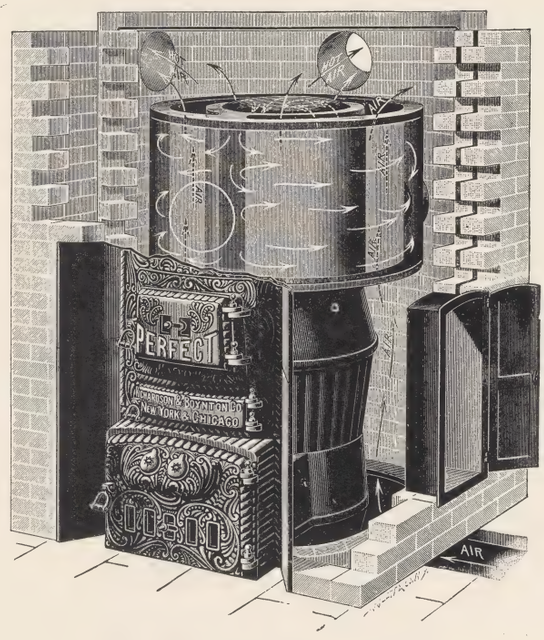

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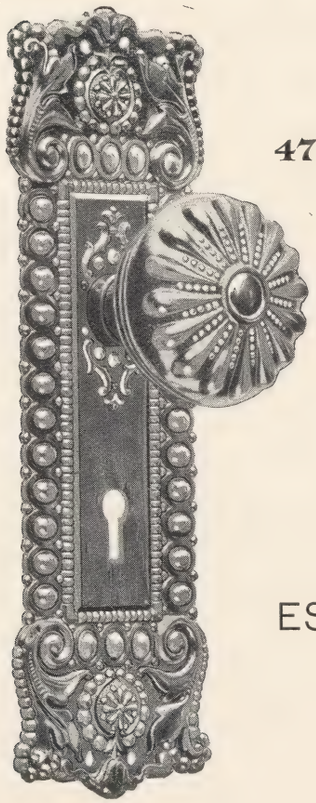

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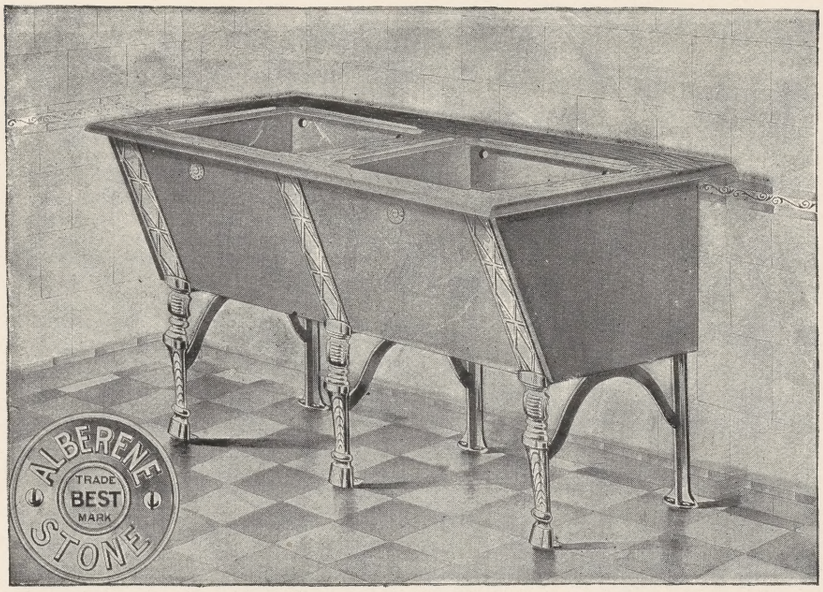

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